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ABSTRACT

This report summarizes the Newark Public Schools Facilities Management Plan that describes the process by which the district assesses projected enrollments and program space needs to support the Core Curriculum Content standards; determines space deficiencies; and analyzes corrective options. The document presents district and plan overviews as well as data collected from the five School Leadership Teams (SLTs) that examined school space issues within different geographical regions in the district. Each SLT report includes a summary of existing conditions, physical space analyses and deficiencies, facility operations costs, and deficiency and correction budgets for each school on an item-by-item basis. (GR)

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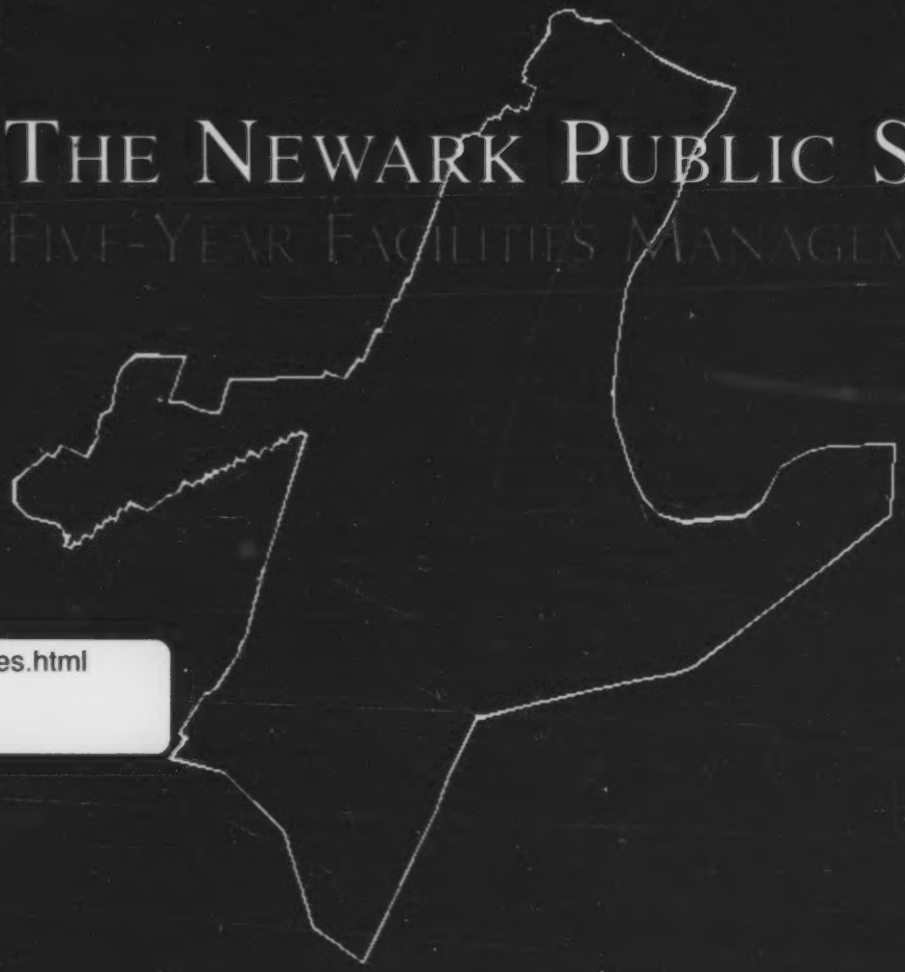
The Newark Public Schools

Five-Year Facilities Management Plan



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Summary Report

October 15, 1999

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THE NEWARK PUBLIC SCHOOLS
FIVE-YEAR FACILITIES MANAGEMENT PLAN

SUMMARY REPORT
OCTOBER 15, 1999

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Foreword

In May 1997, the New Jersey Supreme Court directed the New Jersey Department of Education (NJDOE) to "Review the facilities needs of the twenty-eight Abbott districts....[and] provide recommendations concerning how the State should address these needs...." In response, NJDOE commissioned an assessment of the existing school buildings in the twenty-eight districts to analyze capacity and infrastructure conditions. The findings of that study are documented in The Vitetta Group's *New Jersey Abbott District Facilities Assessment* and the NJDOE report to the Court entitled *A Study of School Facilities and Recommendations for the Abbott Districts*.

In May 1998, the New Jersey Supreme Court ruled that NJDOE had substantially complied with its earlier instructions and directed the State to fund the complete cost required to remediate the infrastructure, life-cycle, and capacity deficiencies in the Abbott districts. In addition, the Court required a *Five-Year Facilities Management Plan* to be completed by each Abbott district. The purpose of this plan was to expand the scope of the 1997 Facilities Assessment to address projected enrollments and program space needs to support the Core Curriculum Content Standards and particularized needs of each Abbott district, and to articulate corrective actions phased over a five year period.

On September 22, 1998, NJDOE issued *Facilities Management Planning Guidelines* for the Abbott District Five-Year Facilities Management Plans. These guidelines describe the process by which the districts should confirm the data reported in the 1997 Facilities Assessment, determine program space deficiencies, and analyze corrective options. The guidelines further identified the information required to be included in each district's plan as well as software to be provided by NJDOE and used by the districts in developing and reporting their plans.

The Facilities Management Plan for The Newark Public Schools was completed on June 30, 1999 and submitted to NJDOE in July. All information is also posted to a "Project Web Site" that is managed by NJDOE. Compliance with the formatting and documentation requirements of the NJDOE Guidelines, when applied to the largest school district in the State, resulted in a voluminous amount of material in 11" x 17" format not suitable for broader dissemination. Accordingly, The Newark Public Schools and their consultants, The Hillier Group, have distilled this Summary Report from the official NJDOE submission.

October 15, 1999
Corwin Frost, AIA
Facilities Consultant
The Newark Public Schools

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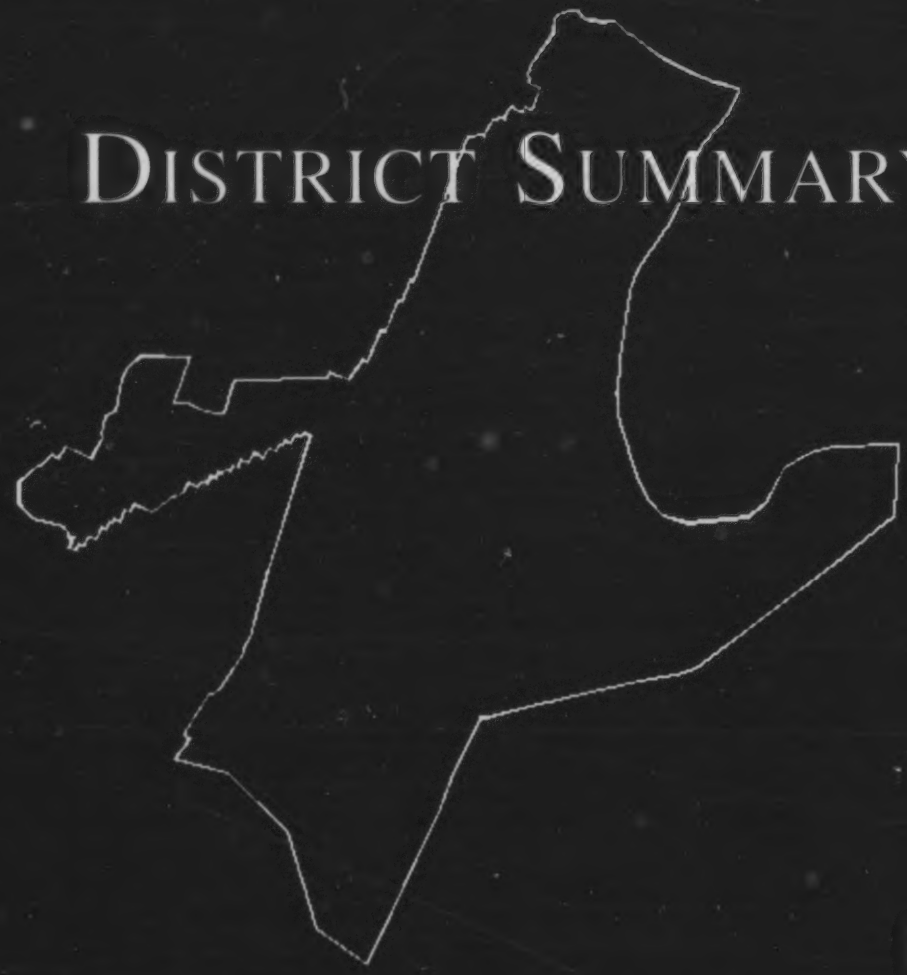
District Summary



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DISTRICT SUMMARY

District Overview

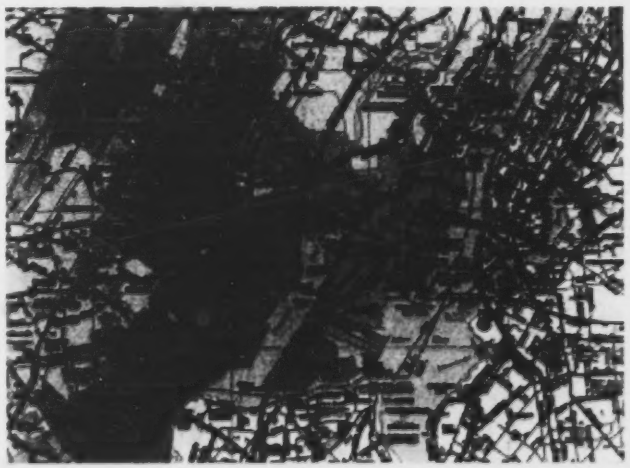
Established in 1728 with the opening of the Lyons Farms School, The Newark Public Schools is the oldest public school district in the State of New Jersey. With eighty-three school buildings, including annexes, and approximately 45,000 students, the district is also the largest and most complex.

Geographically, the City of Newark includes an area of approximately twenty-six square miles. While politically a whole, the city is divided into numerous communities. These communities are determined in part by social, economic and cultural interests. The communities are also physically defined by major roads, highways, railroad lines and/or large public parks.

STUDENT POPULATION The district serves a culturally diverse student population. Approximately 64% of the students are African-American, 27% are Latino, 8% are Caucasian, and 1% are Asian or Native American. Approximately 8,000 (19%) of the district's students are foreign-born, with 3,000 having been in this country less than three years. Economically, 83% of the district's students qualify for free or reduced lunch. Instructionally, 4,550 students receive some level of special education service.

FACILITIES The majority of the district's school buildings are extremely old and educationally outdated. The original Lyons Farm School building burned down and was rebuilt in 1784. (The last and only time The Newark Public Schools was able to complete a district-wide building program.) The 1784 building is still standing, but fortunately was retired as an active school in 1902. Lafayette Street School, with an original wing built in 1848, has the distinction of being the oldest operating school building in New Jersey. Fifty-seven of the district's schools are over fifty years old. Twenty-six school buildings are over one hundred years old. Over the years, there have also been seventy-nine major additions to existing schools. Fifty-five of these additions are more than fifty years old, and nine are over one hundred years old.

DISTRICT ORGANIZATION In 1995, as a first step towards decentralizing the district and bringing the educational structure closer to the communities, the district was divided into five School Leadership Teams (SLTs). Four of the SLTs address elementary and middle school educational programs in a given geographical region. SLT I includes the East and Central Wards, SLT III the South Ward,



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SLT IV the North Ward, and SLT V the West Ward. The fifth SLT, SLT II, includes all thirteen of the district's secondary schools, located throughout the city. This first step towards decentralization has proven very effective in directly addressing the specific educational needs of the various communities and in promoting increased parent and community understanding and involvement in the educational system.

The Newark Public Schools is committed to maintaining its historic, neighborhood-based school system, supplemented as appropriate with certain model or theme schools. Superimposed over a very large geographic area that is subdivided into sectors by major highways, rail lines, or public parks, the district may not meaningfully be analyzed as a whole. To recognize the importance of the sectors and significance of the physical barriers, the Facilities Management Plan is presented in accordance with the five SLTs.

All of the previously described factors are being considered as The Newark Public Schools plan for the future. While these factors serve as major constraints, they have not prevented the district from moving forward. The district recognizes and understands the value of a three-tiered educational structure (K–5, 6-8, and 9-12), and for the last several years each SLT serving PK-8 has been working toward that structure. In many cases, however, the available physical facilities have been the greatest impediment to change. Indeed, the wide variety of grade configurations currently in the district is the direct result of trying to maximize the use of existing facilities to provide needed educational programs.

The district also recognizes the educational value of smaller schools. (Several district elementary schools currently have enrollments of over 1,000 students.) Again, the realities of the existing facilities serve as a major constraint. Through the implementation of the district's FMP, it is anticipated that there can be a significant shift towards the K-5, 6-8, 9-12 grade structure, with elementary schools of 500 to 600 students, middle schools of 600 to 800 students, magnet and alternative high schools, and comprehensive high schools reorganized into academies or houses.

In developing the FMP, The Newark Public Schools has created a vision of education for Newark that will take the city well into the 21st century. However, as the district prepares for the future, it cannot overlook the educational needs of the 45,000 students it serves today. Disruption of the educational programs must be minimized and involvement and input from the entire community realized. Full implementation of the plan will therefore require a significant amount of time and effort. The district is fully committed to dedicating whatever effort is necessary to successfully complete the Facilities Management Plan so that the infrastructure can adequately support the district's programs and foster student success.

DISTRICT SUMMARY

Plan Overview

BACKGROUND The Newark Public Schools Five-Year Facilities Management Plan reflects nine months of intense planning efforts that began with the issuance of the FMP requirements on September 22, 1998.

BASIS FOR DEVELOPMENT The Facilities Management Plan was developed under the overall supervision of Dr. Beverly L. Hall, State District Superintendent, Beatrice Collymore, Deputy State District Superintendent, Leonard Hellenbrand, Chief Operations Officer, and Robert E. Buxbaum, Interim Executive Director, Facilities Management. The FMP was managed internally by Corwin Frost, AIA, Facilities Consultant. Major contributions were made by Dr. Jack Duggan, Department of Student Information Services, Dr. Raymond Lindgren, Department of Teaching & Learning, and Assistant Superintendents Anzella Nelms (SLT I), Kathy Augustine (SLT II), Dr. Efthimia Chrystie (SLT III), Lydia Silva (SLT IV), and Dr. Donald Marinaro (SLT V).

After completion of the Existing Facilities Evaluation, findings pertaining to building condition, capacity, and educational adequacy were reviewed with SLT administrators and the Facilities Advisory Board. As per the directive of the Facilities Advisory Board, a series of planning meetings was then held with the Assistant Superintendents and key staff members in charge of each SLT in order to discuss the findings and particular SLT facilities objectives. Also represented at the planning meetings were the Departments of Facilities Management, Teaching & Learning, and Student Information Services.

The outline of a redevelopment plan for each SLT building was developed during these meetings. Each SLT then held a series of meetings with principals, parents, and School Management Teams to present the proposed plan and obtain feedback. Following those meetings, the plan was formalized and presented to the State District Superintendent and Facilities Advisory Board for approval. Due to the time constraints of developing the Facilities Management Plan, public participation was highly compressed and additional efforts will be needed to disseminate the plan and engage the City government and key constituencies in dialogue as it develops.

CRITICAL ISSUES Physical Plant:

- The average age of a Newark public school is 80 years. The average age of an Abbott district school is 58 years. The average age of a Newark public school addition is 68 years. The average age of an Abbott district school addition is 35 years.

- The projected cost to correct all functional, life cycle, and current code deficiencies recorded for school buildings currently operated by The Newark Public Schools was calculated to be **$387,035,782.** (This figure is based on criteria and unit cost data set forth by NJDOE.)

- Except for a few schools that were constructed or renovated in the 1990s, each Newark public school requires significant upgrades to repair or replace items that are no longer functional.

replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.

CRITICAL ISSUES Capacity/Program Spaces:

- Three of the five SLTs do not have adequate capacity to accommodate the projected enrollments. Two SLTs have surplus capacity due to the demolition of public housing units.

- The majority of Newark's schools were located to serve student population needs of 50 to 100 years ago. Therefore, many schools today are either overcrowded or underutilized, depending upon demographic changes that have occurred during the last century. Most schools that have excess capacity are not located in areas that can help alleviate overcrowding in nearby schools.

- Many of the schools are much smaller than the 460-student elementary school and 675-student middle school size advocated in the NJDOE Abbott Model while others are much larger.

- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards. Also, most schools do not adequately provide the specialized spaces advocated in the Newark Facilities Model.

CRITICAL ISSUES Particularized Needs and Conditions:

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 with limited busing.

- Many schools currently offer little or no on-site parking or play areas.

The **PROPOSED RECONFIGURATION PLAN** is summarized on the following table. For the specific plan details, refer to the five SLT sections following the District Summary.

TABLE 1

Proposed Reconfiguration Plan

	EXISTING	PROPOSED	SCOPE OF WORK (bldgs.)		COST DATA		
			New School	Ren./Addition	Total Proj. Cost	Funding Allowance	Variance
SLT I	5 Elem. Schools	4 Elem. Schools	4	0			
	12 Elem./Middle Sch.	9 Elem./Middle Sch.	8	1			
	1 Middle School	2 Middle Schools	2	0			
	1 SE School	1 SE School	0	1			
	19 Buildings Total	**16 Buildings Total**	**14**	**2**	**$354,246,902**	**$221,827,233**	**$132,419,669**
SLT II	4 Magnet HS	4 Magnet HS	1	3			
	6 Comprehensive HS	6 Comprehensive HS	2	4			
	2 Alternative HS	2 Alternative HS	0	2			
	12 Buildings Total	**12 Buildings Total**	**3**	**9**	**$ 387,401,463**	**$ 318,721,806**	**$ 68,679,657**
SLT III	5 Elem. Schools	4 Elem. Schools	2	2			
	11 Elem./Middle Sch.	9 Elem./Middle Sch.	5	4			
		1 Middle School	1	0			
	16 Buildings Total	**14 Buildings Total**	**8**	**6**	**$ 292,006,296**	**$ 187,079,589**	**$ 104,926,707**
SLT IV	6 Elem. Schools	12 Elem. Schools	10	2			
	11 Elem./Middle Sch.	2 Elem./Middle Sch.	0	2			
	1 Middle School	4 Middle Schools	2	2			
	18 Buildings Total	**18 Buildings Total**	**12**	**6**	**$ 344,846,028**	**$ 219,396,306**	**$ 125,449,722**
SLT V	7 Elem. Schools	6 Elem. Schools	4	2			
	4 Elem./Middle Sch.	3 Elem./Middle Sch.	2	1			
	2 Middle Schools	2 Middle Schools	0	2			
	1 SE School	1 SE School	0	1			
	14 Buildings Total	**12 Buildings Total**	**6**	**6**	**$ 218,388,048**	**$ 147,748,656**	**$ 70,639,392**
School Totals	23 Elem. Schools	26 Elem. Schools	20	6			
	38 Elem./Middle Sch.	23 Elem./Middle	15	8			
	4 Middle Schools	9 Middle Schools	5	4			
	2 SE School	2 SE Schools	0	2			
	4 Magnet HS	4 Magnet HS	1	3			
	6 Comprehensive HS	6 Comprehensive HS	2	4			
	2 Alternative HS	2 Alternative HS	0	2			
	79 Buildings Total	**72 Buildings Total**	**43**	**29**	**$ 1,596,888,737**	**$ 1,094,773,590**	**$ 502,115,147**
Misc.		Support Facilities			77,779,498	12,385,750	65,393,748
		Year 1 Rehab Proj.*			20,119,193	20,119,193	0
		DISTRICT TOTALS			**$ 1,694,787,428**	**$ 1,127,278,533**	**$ 567,508,895**

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Existing Facilities Evaluation: Introduction and Methodology

"Each district shall undertake an evaluation of all existing educational facilities as well as any other district-owned facilities which are unused and which are potential educational facilities..."

"Facilities Management Planning Guidelines,
Abbott District Five-Year Facilities Management Plans"
September 22, 1998

METHODOLOGY During the fall of 1997, Abbott Districts were required to survey each school building, noting the age and condition of each building component, current code deficiencies, and existing room provisions. The facilities information recorded in this study, which is referred to as the "1997 Facilities Assessment," now forms the core of the electronic database provided by the New Jersey Department of Education to aid in the development of the Abbott District Five-Year Facilities Management Plan. This database has been reviewed and updated in order to achieve the following goals:

- *Address new reporting requirements.* The electronic database was updated in order to respond to new reporting requirements not included in the 1997 Facilities Assessment that determine school capacity, educational adequacy, and building deficiencies. New optional reporting requirements that are not used in automated reports or to budget upgrades were not addressed.

- *Update the facilities database.* The facilities database was edited to reflect upgrades that have been completed by the district since the 1997 Facilities Assessment, as well as new deficiencies which have occurred since that time.

- *Correct errors or omissions.* The data collected in the 1997 Facilities Assessment was originally documented on a survey form by consultants retained by The Newark Public Schools. The data was then entered into an electronic database by the New Jersey Department of Education and subsequently into the current facilities management database. This transfer of data required a careful review in order to ensure that the original survey data was properly recorded in the database and conformed to the new reporting requirements. In addition, the room list for each school was reviewed and expanded to include all existing spaces, including offices and classroom support spaces. However, due to the enormity of the task of reviewing and editing data for over eighty buildings, it is likely that modifications will continue to be made as the data is further reviewed.

- *Promote clarity and further ease of use.* The Newark Public Schools endeavored to create an accurate facilities database that is both understandable and helpful in managing its facilities beyond the completion of the five-year plan. This required a comprehensive editing of all physical plant information so that the automated reports generated from the electronic database could be easily understood and reviewed. The rooms were also renamed so that they conform to the terminology used in the

District Facilities Model, as described in the "Educational Programs Summary Report."

REPORT CONTENTS & ORGANIZATION This summary report contains a synopsis of reports from the official NJDOE submission under each SLT section.

SUMMARIES

- The **SUMMARY OF FINDINGS** provides an overview of the physical status of the schools. A detailed statistical summary of each school is also provided.

- The **SUMMARY OF EXISTING CONDITIONS** tabulates the Deficiency Correction Budget, Building Replacement Value, and Facility Condition Index (FCI) for each school building.

- The **FACILITY CONDITION REPORT** calculates the "Facility Condition Index" (FCI) for each school and the scope of corrections necessary to achieve an FCI of .10. (The automated report offered in the NJDOE Project Web Site does not include deficiencies that were categorized as "educational adequacy." Therefore, a manual report was created that includes all reported physical plant deficiencies.)

- **GROSS SQUARE FEET PER STUDENT ANALYSIS** examines excess building square footage in terms of the Abbott District Facilities Model. *(Excess room square footage will be examined in the District Facilities Model and Project Summaries.)*

- The **FACILITY MODEL SPACE ANALYSIS** provides an overview of the specialized spaces that are currently provided at each school and those that are missing.

NJDOE OFFICIAL SUBMISSION In addition to fuller versions of the reports listed above, the official NJDOE submission contains the following reports and automated reports:

REPORTS

- The **CORRECTED DEFICIENCIES SUMMARY** lists items that were noted as deficiencies in the 1997 Facilities Assessment but have since been corrected by the district. These corrected deficiencies have been updated in the database.

- The **FACILITIES OPERATIONS REVIEW REPORT** provides an overview of utility, transportation, and staffing costs for each school.

AUTOMATED REPORTS

- The **EXISTING FACILITIES DEFICIENCIES REPORTS** list deficiencies and associated correction budgets for each school on an item-by-item basis.

- The **UNHOUSED STUDENT CALCULATION REPORTS** calculate the existing capacity of each school based on the prescribed NJDOE methodology and the rooms inventory entered into the database.

- The **EDUCATIONAL ADEQUACY REPORTS** list all spaces found in each school and whether they meet criteria set forth by NJDOE concerning square footage, ceiling heights, utilities, etc. Adequacy is determined, however, only for spaces included in the Abbott District Facilities Model.

- The **MISSING MODEL SPACES REPORTS** list all spaces for each school that are proposed in the Abbott District Facilities Model but are not currently provided.

TABLE 2

District Statistical Summary

	EXISTING CONDITIONS										
	CAPACITY & ENROLLMENT				INFRASTRUCTURE (excl. educational adequacy)						
	Capacity as per NJDOE	1998-99 Actual Enroll*	Proj. Enroll.** (by Sch.)	Proj. Missing Capacity	School Sites (acres)	Number of Buildings	Total Gross SF	GSF/Student (based on capacity)	Avg. Sch. Age (orig. section)	Deficiency Correction Budget	Bldg. Replacement Value
SLT I:											
Central	4,780	4,054	5,104	-324	24.56	10	911,190	190.63		45,954,721	109,030,000
East	3,144	4,389	4,758	-1,614	7.18	9	506,415	161.07		27,228,426	58,563,125
SLT I TOTALS	**7,924**	**8,443**	**9,862**	**-1,938**	**31.74**	**19**	**1,417,605**	**178.90**	**103 yrs.**	**73,183,147**	**167,593,125**
SLT II TOTALS	**11,230**	**9,736**	**13,089**	**-1,859**	**35.90**	**12**	**2,316,105**	**206.24**	**74 yrs.**	**88,373,218**	**287,013,125**
SLT III:											
North	5,460	5,118	4,743	+717	16.19	9	792,835	145.21		43,763,361	103,221,875
South	3,830	3,613	3,496	+334	16.79	7	702,380	183.39		34,574,322	87,797,500
SLT III TOTALS	**9,290**	**8,731**	**8,239**	**+1,051**	**32.98**	**16**	**1,495,215**	**160.95**	**65 yrs.**	**78,337,683**	**191,019,375**
SLT IV:											
East	5,166	5,674	6,298	1,132	11.95	11	932,311	180.47		41,730,969	115,995,000
West	3,215	3,786	3,940	725	10.36	7	438,779	136.48		23,242,844	49,938,125
SLT IV TOTALS	**8,381**	**9,460**	**10,238**	**-1,857**	**22.31**	**18**	**1,371,090**	**163.60**	**79 yrs.**	**64,973,813**	**165,933,125**
SLT V:											
East	5,399	3,624	3,549	+1,850	14.46	8	871,090	161.34		52,887,470	108,886,250
West	3,063	3,166	2,896	+167	10.94	6	432,195	141.10		29,280,451	54,024,375
SLT V TOTALS	**8,462**	**6,790**	**6,445**	**+2,017**	**25.40**	**14**	**1,303,285**	**154.02**	**72 yrs.**	**82,167,921**	**162,910,625**
SCHOOL TOTALS	**45,287**	**43,160**	**47,873**	**-2,586**	**148.33**	**79**	**7,903,300**	**174.52**	**80 yrs.**	**387,035,782**	**974,469,375**
MISC.:											
District Support Bldgs.***											
Year 1 Rehabr Projects****											
DISTRICT TOTALS											

* Existing enrollments do not include Charter School students

** Does not include new preschool programs. Assumes a redistribution of SE students to neighborhood schools in accordance with district averages

*** Includes new central administrative and service facility, new stadium, and upgrades to Untermyer Field

**** Potential 1999-2000 Capital Outlay Projects pending NJDOE approval (see Annual Facilities Budgets)

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TABLE 2 *(continued)*

District Statistical Summary

	PROPOSED RECONFIGURATION							
	CAPACITY/INFRASTRUCTURE					COST DATA		
	Number of Schools	Maximum Capacity	GSF/ Student	Total Gross SF	Gross SF New Construction	Total Project Cost	Funding Allowance	Variance
SLT I:								
Central	8	5,410	194.97	1,054,791	805,496	169,268,087		
East	8	5,478	169.38	927,851	927,851	184,978,815		
SLT I TOTALS	16	10,888	182.09	1,982,642	1,733,347	354,246,902	221,827,233	132,419,669
SLT II TOTALS	12	15,537	183.14	2,845,417	1,115,426	387,401,463	318,721,806	68,679,657
SLT III:								
North	8	6,307	164.07	1,034,763	794,110	180,769,071		
South	6	4,299	192.54	827,750	344,100	111,237,225		
SLT III TOTALS	14	10,606	175.61	1,862,513	1,138,210	292,006,296	187,079,589	104,926,707
SLT IV:								
East	12	7,517	177.82	1,336,651	828,206	201,950,740		
West	6	4,618	172.03	794,419	676,024	142,895,288		
SLT IV TOTALS	18	12,135	175.61	2,131,070	1,504,230	344,846,028	219,396,306	125,449,722
SLT V:								
East	7	4,184	215.52	901,748	323,823	127,532,781		
West	5	3,427	172.15	589,965	360,170	90,855,267		
SLT V TOTALS	12	7,611	195.99	1,491,713	683,993	218,388,048	147,748,656	70,639,392
SCHOOL TOTALS	72	56,777	181.65	10,313,355	6,175,206	1,596,888,737	1,094,773,590	502,115,147
MISC.:								
District Support Bldgs.***						77,779,498	12,385,750	65,393,748
Year 1 Rehab/ Projects****						20,119,193	20,119,193	0
DISTRICT TOTALS						1,694,787,428	1,127,278,533	567,508,895

* Existing enrollments do not include Charter School students.

** Does not include new preschool programs. Assumes a redistribution of SE students to neighborhood schools in accordance with district averages.

*** Includes new central administrative and service facility, new stadium, and upgrades to Untermyer Field.

**** Potential 1999-2000 Capital Outlay Projects pending NJDOE approval (see Annual Facilities Budgets).

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DISTRICT SUMMARY

District Facilities Model

"Develop District Facilities Model- Based on the Abbott District Facilities Model, each district shall develop a district-wide model of its own facilities requirements ..."

"Facilities Management Planning Guidelines,
Abbott District Five-Year Facilities Management Plans"
September 22, 1998

INTRODUCTION The Facilities Management Planning Guidelines require that each district develop a district-wide model describing its own facilities requirements. In order to facilitate the development of the Facilities Management Plan and promote discussions that analyze program space objectives, many of these reporting requirements were addressed in the "Educational Programs Summary Report" that was developed for each of the five SLTs at the beginning of this planning effort.

The Educational Programs Summary Reports, which were previously submitted to the New Jersey Department of Education on December 23, 1998 and are electronically stored on the Project Web Site, include the following relevant information:

- An overview of The Newark Public Schools and its programs.
- Summaries of existing and proposed programs and ideal space provisions, including narrative justifications for spaces that are not included in the Abbott District Facilities Models.
- Discussion of the desired school grade level organization for each SLT.
- Educational program inventory forms for each school, organized by SLT and school type, describing programs, frequency of instruction, and existing and proposed program space provisions.

Summaries of the above for the District Facilities Model are provided on the following pages. Pending the completion of Whole School Reform efforts, the facilities models are applied district-wide.

It is the objective of The Newark Public Schools to adhere to the Abbott District Facilities Model in terms of grade alignment and school capacity as much as feasible given existing school sizes, site limitations, and school sending area considerations.

TABLE 3 — District Facilities Model

	K-5 Elementary Schools	6-8 Middle Schools	9-12 High Schools	Totals
Abbott Model Target Capacity	460	675	900	
Existing Enrollments	24,152	9,147	9,736	**43,035**
Target Number of Schools (based on Abbott Model)	53	15	11	**79**
Proposed Enrollments (excluding new PK programs)	22,367	10,237	13,083	**45,687**
Target Number of Schools (based on Abbott Model)	49	16	15	**80**
EXISTING NUMBER OF BUILDINGS including owned and leased facilities and annexes				**79**

Required Instructional Areas

The district's educational and support programs are designed to meet the serious needs that many of its students possess. Economically, 83% of the district's students qualify for free or reduced lunch. Instructionally, 4,550 students receive some level of special education service, ranging from self-contained classroom instruction to resource room instruction to counseling and support services. In recent years, the district has embarked on a concerted effort to reduce the number of classified students receiving services outside of the district by expanding district services to meet a broader scope of needs.

The Newark Public Schools is committed to providing educational environments that support curriculum objectives and foster student success. In order to support this goal, the district has created "Facilities Models" for each school type that promote hands-on, inquiry-based, technology-infused instruction. General considerations that are addressed in the models are summarized below.

- The New Jersey State Core Curriculum Content Standards, as well as other state reports and national studies and standards, put a premium on critical thinking and hands-on learning. The ESPA, GEPA, and HSPA include components involving working with manipulatives and individual student presentations. Research has clearly established that students retain and understand best what they experience through exploration and student-centered learning activities. All of these factors strongly support the need for facilities, such as science, art and music rooms, that allow these experiences to occur.
- Newark schools are viewed as "community schools" that serve student *and* community educational, health and social needs, before, during and after the school day. Linking the community and the schools is viewed as one way to enhance student success and foster the importance of school in everyday life. Spaces such as auditoriums, gymnasiums, and other instruction spaces are critical in fulfilling this mission and promoting positive community and school interaction.
- Programs and the quality of their accommodations are critical in fostering a positive student attitude toward school and providing experiences to which Newark students may not otherwise be exposed. Specialized spaces also break up the potential monotony of the school day and declining student attentiveness by providing different stimulating learning environments.
- State mandates regarding career preparation and workplace readiness necessitate facilities that support these types of programs. This typically requires highly specialized spaces that offer real-life simulations.

The type and size of instructional spaces required at each grade level to support the district's educational programs are summarized in the following table. The number of spaces needed per grade level will be determined in conjunction with the development of the target space programs. These numbers will be based on frequency of instruction and prescribed Abbott Model class size practices as applicable.

As the tables indicate, many of the program spaces advocated in the Newark Elementary and Middle School Facilities Models exceed the Abbott Models in terms of space type and/or size. Many of these spaces already exist in the district's schools, while others are desired to enhance program delivery and foster student success.

Newark's public high schools will be undergoing a comprehensive restructuring into themed schools of choice. These programming efforts may affect the specialized space needs presented in the District Facilities Model.

TABLE 4

K-12 Facilities Model

PRESCRIBED INSTRUCTIONAL SPACE TYPES FOR EACH GRADE
■ Conforms with Abbott District Facilities Model
⊙ = Exceeds Abbott Model (all schools)
⊙ = Exceeds Abbott Model (select schools)

Instructional Space	Maximum Class Size	Square Feet per Room		K	1	2	3	4	5	6	7	8	9	10	11	12
		Abbott Model	Newark Model													
Art Room/ES (incl. support)	23	1,250 (shared w/ music)	1,200	⊙	⊙	⊙	⊙	⊙	⊙							
Art Room/MS (incl. support)	23	1,200	1,200							■	■	■				
Art Studio/HS (incl. Support)	24	1,200	1,400										⊙	⊙	⊙	⊙
Auditorium/Stage/ES/MS	varies	0	varies	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙				
Auditorium/Stage/HS (incl. support spaces)	varies	6,300	8,000 +										⊙	⊙	⊙	⊙
Auto Shop (incl. support spaces)	16	0	2,800										⊙	⊙	⊙	⊙
Business Office Lab	24	0	1,400										⊙	⊙	⊙	⊙
Cafeteria	varies	16 sf/student	16 sf/student	■	■	■	■	■	■	■	■	■	■	■	■	■
Career Lab	23	0	850	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	■	■	■	■
Child Development Lab	24	0	1,800										⊙	⊙	⊙	⊙
Computer/CAD Lab/ES	23	850	1,000	⊙	⊙	⊙	⊙	⊙	⊙							
Computer/CAD Lab/MS	23	1,200	1,000							■	■	■				
Computer/CAD Lab/HS	23	1,200	1,200										■	■	■	■
Computer Lab/HS	24	0	1,000										■	■	■	■
Dance Studio	24	0	2,400										⊙	⊙	⊙	⊙
Drama Lg Classroom	24-75	0	1,800										⊙	⊙	⊙	⊙
Electronics Lab (incl. support spaces)	16	0	1,800										⊙	⊙	⊙	⊙
Foods Lab (incl. support spaces)	24	0	1,500										⊙	⊙	⊙	⊙
General Classroom, gr. 1-3	21	850	850	■	■	■	■									
General Classroom, gr. 4-5	23	800	800					■	■							
General Classroom, gr. 6-8	23	750	800							⊙	⊙	⊙				
General Classroom, gr. 9-12	23	750	750										■	■	■	■
Graphic Arts Lab (incl. support spaces)	24	0	1,200										⊙	⊙	⊙	⊙
Gymnasium/ES/MS	varies	4,000 - 7,200	4,000-7,200	■	■	■	■	■	■	■	■	■				
Gymnasium/Aux. Gym/HS	varies	10,000 / 3,400	10,000 / 3,400										■	■	■	■
Health Demonstration Room	23	0	900	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙				
Home Economics Lab (incl. support)	23	0	1,400							⊙	⊙	⊙				

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TABLE 4 *(continued)*

K-12 Facilities Model

PRESCRIBED INSTRUCTIONAL SPACE TYPES FOR EACH GRADE
■ = Conforms with Abbott District Facilities Model
⊙ = Exceeds Abbott Model (all schools)
● = Exceeds Abbott Model (select schools)

Instructional Space	Maximum Class Size	Square Feet per Room		K	1	2	3	4	5	6	7	8	9	10	11	12
		Abbott Model	Newark Model													
Instrumental Music Room/ES/MS	varies	0	1,400 -2,000	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙				
Instrumental Music Room/HS	varies	0	2,400 +										⊙	⊙	⊙	⊙
ITV Room	23	0	850	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙
Kindergarten Clrm. (incl. toilet)	21	950	950	■	■	■	■	■	■	■	■	■				
Media Center & Support Spaces/ES/MS	50-75	4,000-6,250	1,000-6,250	■	■	■	■	■	■	■	■	■				
Media Center/HS	125	10,075	10,075										■	■	■	■
Metal Shop (incl. support spaces)	16	0	1,800										●	●	●	●
Music/Choral Room/ES (incl. support)	varies	1,250 (shared w. art)	1,000-1,400	⊙	⊙	⊙	⊙	⊙	⊙							
Music/Choral Room/MS (incl. support)	varies	1,200	1,200+ (per cap.)							■	■	■				
Music/Choral Room/HS (incl. support	varies	1,480	1,400 +										■	■	■	■
Music Keyboard/MIDI Lab	24	0	1,200										●	●	●	●
OT/PT Room	8	0	800	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙				
Photography Studio/Dark Room	24	0	1,200										●	●	●	●
Practical Arts Lab	23	0	1,200							⊙	⊙	⊙				
Resource Center	varies	0	300	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙				
Science Demo. Room/ES/MS	23	0	1,000	⊙	⊙	⊙	⊙	⊙	⊙							
Science Demonstration Room/HS	24	900	1,200										⊙	⊙	⊙	⊙
Science Lab (incl. prep room)/ES/MS	23	1,200	1,400							⊙	⊙	⊙				
Science Lab Prep Room/HS	24	1,350	1,600										⊙	⊙	⊙	⊙
Sewing Lab (incl. support spaces)	24	0	1,300										●	●	●	●
Self Contained Special Ed. Clrm.	12	600	800	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙
Small Group Room (BS/ES/L)	12	400	400	■	■	■	■	■	■	■	■	■	■	■	■	■
Swimming Pool	--	0	varies										●	●	●	●
Technology Lab (incl. support)	23	0	1,800							⊙	⊙	⊙				
Videography Studio (incl. support spaces)	16	0	1,600										●	●	●	●
Weight Room	18	0	1,500										●	●	●	●
Wood Shop (incl. support spaces)	16	0	2,400										●	●	●	●

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Facilities Planning Alternatives

Overall, in a district such as Newark with very old and antiquated schools, there are no practical alternatives to replacing the buildings. Since the schools were constructed in accordance with the educational and building standards of another era, correction of life cycle, current code, and program space deficiencies in schools built prior to 1925 typically approach or exceed replacement costs. In many cases, the renovation of these schools cannot correct square footage and operational inefficiencies or maximize site use and the provision of exterior play space.

The proposed Facilities Management Plan for The Newark Public Schools addresses physical plant and program space deficiencies within the framework of the NJDOE Abbott District Facilities Model for grade configuration and school size as much as practical. The plan provides a high degree of efficiency, with gross square feet per student reduced when considered collectively for all schools. Program space parity is achieved in every building, with the capacity fully utilized by students in the surrounding neighborhoods.

The NJDOE Facilities Management Plan Guidelines requires that facilities needs be considered in the context of alternative approaches including realignment of grade organizations, sending area realignment, educational technology, alternative scheduling options, alternative facilities, and alternative program delivery. During the planning process all these approaches were considered and, in many instances, are included in the plan.

ALTERNATIVE GRADE ORGANIZATIONS The Newark FMP facilitates the provision of elementary school programs to students in grades K-5 and middle school programs to students in grades 6-8. Alternative grade organizations, however, are included in the plan as required to maximize the use of existing facilities. This has resulted in a mix of K-2, K-5, and K-8 schools in some of the SLTs. These determinations were made based on a combination of historic and practical considerations, including the most efficient way to structure each school in relation to its appropriate size and the neighborhood served.

The present wide variety of grade configurations is, to a great extent, the result of the district's need to maximize the utilization of existing structures, which in many cases are over 100 years old. There is a strong understanding in the district of the merit of the K-5, 6-8, 9-12 educational structure, as well as the value of controlled enrollment limits per school. The district has already embarked on a school restructuring program, using present facilities to the extent possible, to move towards these two goals. The proposed Facilities Plan would result in significant further positive movement in both areas.

SENDING AREA REALIGNMENT The existing locations of most of Newark's public schools are based on the population needs of fifty to one hundred years ago. Realignment of sending areas is therefore an inherent and important component in the plan, especially where the construction of new schools and restructuring of existing ones will mandate the realignment of sending areas. During the planning process, school enrollments were balanced as much as possible in

order to create efficient schools sizes. Smaller schools typically only resulted when schools were geographically isolated or maintained to maximize the use of existing facilities.

ALTERNATIVE SCHEDULING OPTIONS Newark's public schools are used as "community buildings" thai meet student and community health and social needs, as well as educational needs before, during, and after the school day. Each school typically operates beyond the normal school day and during summer break to accommodate extracurricular, supplemental, and community programs. These programs have proven to help increase student school attendance and performance. An extended school day or year-round schooling would require additional facilities for these successful programs to continue.

The Newark Public Schools continues to work to maximize both the educational opportunities available to district students and the use of district facilities. Commencing with the 1998-99 school year, the official school day was extended by twenty minutes. Further extensions to the school day are under consideration, pending district review and contract negotiations. At several of the district secondary schools classes are offered, on a limited basis, both before and after the regular eight period day, with some students therefore having up to a ten period day. The West Side High School facility is also the location for Newark Evening High School, which offers a full range of secondary courses during the evening throughout the school year.

The district's Office of Adult Education provides an extensive offering of daytime and evening classes throughout the city. These classes are offered at both district and community sites. During the 1998-99 school year, two schools, Montgomery Alternative High School and Quitman Street Elementary School, provided space for daytime adult classes. Ten schools, Abington Avenue, Roberto Clemente, Cleveland, East Side, Eighteenth Avenue, Franklin, Dr. William Horton, Mount Vernon, Weequahic, and Wilson Avenue, were locations for evening adult classes.

The district's After School Youth Development Program (ASYDP) provides extensive educational enrichment opportunities for district students during the afternoon and evening throughout the school year. During the 1998-99 school year, these programs were offered at 44 district schools. The ASYDP ran from 3:00 p.m. to 6:00 p.m. at nine sites, from 6:00 p.m. to 9:00 p.m. at two sites, and from 3:00 p.m. to 9:00 p.m. at the remaining thirty three sites.

During the summer of 1999, fifty-eight district schools will be utilized for instructional programs. These programs include offerings provided by the district as well as programs sponsored by the city and other municipal groups. The specific buildings utilized each year for summer programs vary based on program needs, geographical considerations, physical constraints (currently no school in the district is air conditioned.), and the need to make buildings available during summer hours for renovations and repairs.

ALTERNATIVE FACILITIES The Newark Public Schools has a history of utilizing non-district resources in order to address program and capacity needs. This includes leasing additional classroom space to meet capacity needs at various K-8 schools. Over 90 % of the district's early childhood program will be housed and provided by outside providers. The district also utilizes seventeen community sites for adult education programs offered by the Office of Adult Education.

Alternative facilities will continue to be used wherever possible to temporarily relieve overcrowding and serve as swing space during construction. (Two underutilized parochial school buildings in the

North Ward are being investigated for possible temporary use.) However, existing facilities that are suitable and legal for educational purposes and available to buy or lease, are extremely scarce in Newark, and do not offer a practical or economical long-term solution to space needs.

ALTERNATIVE PROGRAM DELIVERY Alternative Program Delivery is currently being used for early childhood programs and for certain other specialized programs. The expanded pre-school program, mandated as part of Whole School Reform, will make extensive use of community providers. There are, and will be, other programs conducted in partnership with private industry and organizations. These include the district's Extended Classroom Experiences Program (offered in partnership with NJPAC, Liberty Science Center, The Newark Public Library, The Newark Museum, and the New Jersey Historical Society), Project Grad (in partnership with the Lucent Technologies Foundation), and the Learning through the Lens of Science Program (in partnership with the Bristol-Myers Squibb and Lucent Technologies Foundations). These programs have little or no impact on space needs.

Support Buildings

The scope of work included in the Facilities Management Plan for support or non-instructional buildings, excluding SLT offices which are included elsewhere, is as follows:

CENTRAL ADMINISTRATIVE & SERVICE FACILITY A new facility of 300,000 square feet is proposed. This will replace the existing leased offices as well as the several warehouse locations. A tentative space program is as follows:

WAREHOUSE/SHOPS

Supply Warehouse	20,000
Fixed Assets	40,000
Maintenance & Repair Shops	30,000
Maintenance & Repair Warehouse	8,000
Computer Storage	1,500
Receiving, Offices, etc.	500
Subtotal	100,000 NSF
Grossing Factor (1.25)	25,000
Total	125,000 GSF

CENTRAL KITCHEN

Receiving Dock	
Storage (Dry, Freezer, Refrigerated)	14,000
Ingredient Room	800
Cold Food Preparation	1,000
Cold Food Prepared Inventory	1,000
Bakery	2,000
Cook-Chill Preparation	750

CENTRAL KITCHEN (continued)

Cook-Chill Inventory Cooler	500
Test Kitchen	300
Portioning & Cart Assembly	2,500
Dispatch Refrigeration	1,800
Tray-Utility-Pot Wash Area	2,500
Mechanical/Electrical	1,200
Offices	2,000
Subtotal	30,350 NSF
Grossing Factor (1.3 approx.)	9,650
Total	40,000 GSF

CENTRAL ADMINISTRATION

(departmental breakdown pending)	135,000 GSF estimated

GRAND TOTAL (estimated) **300,000 GSF**

SCHOOL STADIUM The School Stadium is structurally unsound and unusable. Three to four million dollars is needed to correct the structural deficiencies. The stadium is also vastly larger than is needed. The plan therefore proposes to demolish and rebuild it as a smaller facility at an estimated cost of $6 million. This will also make room on the site for a proposed new middle school.

UNTERMAN FIELD Unterman Field will be renovated to correct numerous functional deficiencies.

DISTRICT SUMMARY

Annual Facilities Budgets

"Annual Facilities Budgets- A summary of annual costs, by total and by project, to implement the FMP."

"Facilities Management Planning Guidelines,
Abbott District Five-Year Facilities Management Plans"
September 22, 1998

OVERVIEW Based on the phasing plan described in the previous section, the proposed annual budgets for the entire district, including support buildings, are as follows:

Year 2000	$130,809,411
	Includes $20,119,193 for Capital Outlay Projects if not approved by NJDOE
Year 2001	$507,421,044
Year 2002	$495,971,948
Year 2003	$324,363,720
Year 2004	$198,650,857

The yearly budgets include construction costs, based on unit cost criteria set forth by NJDOE, and project overhead and soft costs as described. While the project overhead and soft costs are representative of typical school construction projects, the construction budgets provided by NJDOE typically inadequately represent the higher cost of building in Essex County than in other parts of the state. However, in order to preserve the integrity of the database, the unit quantities and soft costs were not manipulated to create higher budgets that would be more representative of the Newark construction market.

PROJECT OVERHEAD AND SOFT COSTS The total cost for each proposed project includes a comprehensive list of "project overhead" and "soft" costs that are typically realized on a school construction projects. These costs have been divided into the five categories described below. Limitations of the "Project Builder" software, which is provided by NJDOE to automate project costs, prevent the creation of additional, more specific categories.

- **PER YEAR PROJECT ESCALATION: 3%** A project cost escalation factor of 3% per year based on the phasing plan is included for annual inflation.

- **CONTINGENCIES AND GENERAL CONDITIONS: 20%** Contingencies for design and construction have been included, each at 5%. General conditions have been estimated at 10% of the building cost. *(NOTE: General conditions are considered a hard construction cost and not "project overhead" but cannot be included elsewhere in the reporting templates.)*

- **CONSULTANTS: 15%** Design and miscellaneous fees and costs are included in this line item. These include:

  - Architecture and Engineering Fees: 7%
  - Construction Management Fees: 3%
  - Misc. Consultants, Legal, Financial: 1%
  - Miscellaneous Costs (Plan Review, Printing): 1%
  - Furniture Allowance: 3%

SITE ACQUISITION Site needs were assessed for all schools included in the proposed redevelopment plan. This includes new schools on new sites, replacement schools on existing or nearby sites, and existing schools to be renovated with additions. Unless modified by specific considerations, the following was used as a guideline in determining site sizes:

- Elementary Schools: 1acre minimum; 2 acres preferable
- Middle Schools: 3 acres
- High Schools: 4 acres minimum

For schools scheduled to be replaced or to receive additions, a specific assessment was made of additional lots needed to expand the open area of the existing site sufficiently to build a new school, while the existing school remains in operation.

Land values can vary widely in the City of Newark depending upon location, land use controls, and whether or not the land is improved and/or occupied. Site acquisition costs are based on the following assumptions:

- Industrial Properties and Open Land: City of Newark representatives advised that recent industrial property acquisition costs have averaged approximately $1.2 million per acre. Including an allowance for demolition and site preparation costs, an average of $1.5 million per acre was used in the FMP.

- Residential Properties: The City advised that acquisition of vacant residential property averages around $280,000 per acre. In many instances, however, adjacent properties have improvements on them and are occupied, causing this figure to be adjusted depending on location and specific conditions that include relocation and site preparation.

TEMPORARY CLASSROOMS Temporary classrooms will be required at several schools during renovations. An estimation of the number of students to be accommodated is provided. It is assumed that typical classroom-type trailers will be used as the model at this time. Costs include rental, delivery and removal, covered ramps and steps, foundations, miscellaneous educational, equipment, chalk, bulletin boards, public address and fire alarms, and miscellaneous moving/relocation costs.

NOTE: *Another factor that can greatly affect project costs is the timing of all the Abbott District work. Too much work "on the street" at a single time will have a negative impact on competitive pricing. No allowance has been made for this in the soft costs.*

It is likely that the work proposed in Newark's FMP will take ten to fifteen years to complete, rather than the five years contemplated in NJDOE's guidelines. Since most schools may not be renovated or replaced within the five year schedule, the district must address projects that make the existing facilities functional, safe and healthy, while providing the necessary educational spaces to meet the core curriculum standards in the interim.

Year 2000 Capital Rehabilitation Projects

The following summarizes the district's request for high-priority capital rehabilitation projects that are ready for construction and for which capital outlay funds have been requested but not yet granted by NJDOE. The remedial work described below is included as Year 1 projects in the FMP in the event that capital outlay funds are not approved and/or the proposed FMP schedule is not realized.

Due to the difficulty of coordinating a specific scope of work and realistic cost estimates particular to Newark and the uncertainty as to whether the projects will require funding as part of the FMP, there may be some minor duplication with the proposed scope of work in later years for the few schools that are being maintained. Any duplications, however, will be adjusted in a subsequent amendment to the FMP once the status of the proposed capital outlay projects is finalized.

A list of projects and associated costs that require Year 1 FMP funding if the capital outlay funds are not approved are as follows:

- Asbestos Removal ..... $ 170,990.
- Fire Alarms ..... 750,000.
- Masonry/Structural Repairs ..... 2,000,000.
- Fire Escape Repairs ..... 200,000.
- Generators ..... 300,000.
- Sewer Repair ..... 500,000.
- Electrical Upgrades ..... 1,000,000.
- Heating, Ventilation and Air Conditioning ..... 1,000,000.
- Window Replacement and Retrofit ..... 1,000,000.
- Water Fountains ..... 2,015,707.
- Program Change-In-Use ..... 2,627,183.
- Special Education Compliance ..... 2,573,345.
- Security ..... 5,981,968.

TOTAL YEAR ONE / CAPITAL OUTLAY PROJECTS: $20,119,193

Implementation Schedule

Each proposed project has been assigned a construction start in Years 1 through 5. Year 1 is defined under the NJDOE Facilities Management Plan Guidelines as May 2000. Absent other considerations such as sequencing requirements, projects were generally categorized as follows:

- **YEAR 1** Includes projects that are now in the design or programming/site acquisition phase and could be ready for a May 2000 construction start, and high-priority capital rehabilitation projects that are ready for construction and for which capital outlay funds have been requested but not yet granted.

- **YEAR 2** Includes new school building projects on new sites to provide needed capacity, and school building replacement projects on existing sites where no site acquisition is needed. (Site acquisition for new school sites will be required in Year 1.)

- **YEAR 3** Includes school building replacement projects where site acquisition is needed. (Site acquisition will be required in Year 2.)

- **YEAR 4** Includes major school building renovation and addition projects unless needed earlier to accomplish a specific purpose. In general, these projects cannot be done until the capacity needs are met in Years 1 through 3. Due to site and other limitations, many of these renovation and addition projects will need to be phased over two to three years, using temporary classroom facilities or other swing space options to house one-third to one-half the school's enrollment while construction is in progress.

- **YEAR 5** Includes relatively minor renovation and addition projects in the schools that are newer or have been rehabilitated in recent years but still need specific improvements to adapt them to the Facilities Management Plan. In general, for replacement schools (wherever feasible), the plan calls for replacing schools on existing sites in order to minimize relocations, temporary facilities, and disruption. Where the existing available site area is insufficient for a new building, the plan calls for expansion of the existing site. When this is not practical or feasible, new sites may be required. Unless other considerations are present, these projects are placed in Year 3 to allow for site acquisition.

In specific instances, projects were shifted from these categories to reflect sequencing needs or other considerations. As a practical matter, it would be difficult to carry out the proposed volume of work for the entire district in five years. The scope of this plan is certainly greater than anything the school district has ever experienced for capital improvements, well exceeding its ability to effectively manage the projects under its current structure. The implementation of the plan should realistically extend eight to ten years and in all likelihood will take that long to implement the proposed scope of work. Also, during the natural course of refining the FMP and initiating the projects, site acquisition, project review, and other sequencing problems will also occur which will cause construction starts to shift. However, due to the age and condition of the buildings and severe lack of capacity in certain sectors, it is important to address as many of the district's facilities needs in the first five years as possible.

SITE

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SLT I

Summary of Findings

School Leadership Team I includes two distinct wards of the city---the East and Central. The East Ward contains nine school buildings, including three annexes. Ten schools are located in the Central Ward.

The East Ward, which is referred to as the Ironbound, is one of the most densely populated and oldest neighborhoods in Newark. Defined by clear boundaries, the Ironbound is served by rail, air and water connections, which make the area extremely accessible. Close to five hundred above-market-rate housing units have been built and sold in the last five years, and more are being built everyday. The Ironbound neighborhood has a vibrant identity and a strong sense of community values. Through the years, the Ironbound has attracted waves of immigrants and new businesses. Residents and businesses have fought many battles to defend the livability of the Ironbound and are currently seeking new ways to improve the quality of life in the community.

Currently, however, the livability of the Ironbound is at risk. Infrastructure and services such as roads, parking, schools, recreation areas, fire stations and other facilities are heavily overloaded. In the case of schools, classrooms sometimes have had as many as forty children and playgrounds have been turned into parking lots. Due in part to the condition of the outdated facilities, a large percentage of the Ironbound student population attends private institutions, adding to the financial burden of the working-class parents of these children.

The Central Ward schools serve an area that was the center of the 1967 summer riots. During this era, there were 1,409 tenement apartment houses in the area, of which 1,247 were judged substandard. While the enrollment in the Central Ward has diminished over the years due to families leaving or the closing of public and private housing, there is a resurgence of new public and private housing all over this ward. Most of the students attending school in the Central Ward receive free lunch, which is an indication of the economic status of the area. Many students presently live in public housing and come to school in need of assistance with health and social needs. Because of the identified needs, most schools in the Central Ward provide after-school programs in an attempt to provide safe havens for the children. One school has a new health clinic that is opening this year.

Of the twenty-six schools in Newark that are over one hundred years old, fourteen are located in SLT I. This includes Lafayette Street School, which, with an original wing built in 1848, is the oldest operating school building in the State of New Jersey. Following closely behind Lafayette Street School are two Central Ward schools, Morton Street and Newton Street, whose original dates of construction are 1851 and 1866, respectively. Due to the age of the buildings and the programs that are needed to meet the students' needs, there is a real need for new schools and other major renovations in SLT I.

Critical facilities issues identified by the Existing Facilities Evaluation and Facilities Condition Report are summarized below. A detailed statistical summary with infrastructure, existing capacity,

projected enrollment, and unhoused student data for each SLT I school is provided in Table I.1.

PHYSICAL PLANT

- The average age of the original section of an SLT I school is 103 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.

- Only four of the nineteen buildings operated by SLT I were built in the twentieth century and only one was constructed in the last twenty-five years.

- Except for the Harold A. Wilson School, which was constructed in 1984, each SLT I school requires significant upgrades to repair or replace items that are no longer functional, to replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.

- The projected cost to correct all functional, life cycle and current code deficiencies identified in the nineteen buildings operated by The Newark Public Schools in SLT I was calculated to be **$73,183,147.** (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT I buildings totals $167,593,125.

- All SLT I schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies. *(Although Harold A. Wilson Middle School was built in 1984, it has damaged interior ceiling finishes, numerous code deficiencies, and other small functional issues that marginally place the facility in poor condition.)*

- No school has a deficiency correction budget that exceeds replacement costs. Four buildings, however, have deficiency correction budgets that exceed 50% of replacement costs.

CAPACITY

- The majority of Newark's schools were located to serve student population needs of fifty to one hundred years ago. Therefore, many schools today are either overcrowded or underutilized, depending upon demographic changes that have occurred during the last century. Most schools that have excess capacity are not located in areas that can help to alleviate overcrowding in nearby schools

- Most SLT I schools are severely overcrowded. Based on NJDOE calculation methodologies that are automated in the "Unhoused Student Calculation Reports" on the NJDOE Project Web Site, SLT I has an overall capacity deficit of 519 students in terms of *existing* enrollments and a capacity deficit of 1,938 in terms of projected enrollments.

- None of the schools in the central part of SLT I have adequate capacity to accommodate projected enrollments. Six of the ten schools in the eastern portion of SLT I have adequate capacity to accommodate projected enrollments based on current room use, although severe deficiencies exist in the other schools. McCarter Highway and the Northeast Corridor railroad pose

physical barriers that prevent reassignment of students from crowded schools in the eastern part of the SLT to schools with available capacity in the central part.

- NJDOE: Abbott Model class size and classroom square footage standards have greatly reduced school capacities. *(See typical classroom sizes on summary table.)* Many schools have classroom sizes that should only house 18 students or less, although 22-25 students are now typically assigned to these spaces.

  NOTE: *The methodology for the calculations was determined by NJDOE and incorporates the prescribed Abbott model class sizes of 21 students/room for grades K-3 and 23 students/room for grades 4-8. Capacity is prorated for classrooms that are smaller than the prescribed Abbott Model size, with zero capacity assigned to general classrooms sized less than 600 square feet. A capacity utilization factor of 90% is applied to elementary and middle schools.*

- The existing capacity shortages have resulted in the loss of non-capacity contributing spaces such as art and music in many schools. The provision of specialized spaces that are needed to appropriately deliver the Core Curriculum Content Standards and address the needs of Newark students within existing facilities will further reduce available capacity.

PROGRAM SPACES

- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies or programs. Also, many spaces advocated in the Newark Facilities Model (as discussed in the Educational Programs Summary Report) which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based, technology-infused instruction, and the particularized needs of Newark students, are provided inadequately or not at all.

- Many schools have basement instructional spaces that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT I consists of two early childhood centers, three elementary schools, twelve combined elementary/middle schools, one middle school, and one special education school. Three of the nineteen buildings are "annexes" located on nearby or remote sites. It is a district objective to consolidate the schools with annexes into one building, as well as to create separate elementary and middle schools as much as feasible, whether this be achieved through separate schools or "schools-within-a-school."

- General education schools in SLT I serve from 241 to 1,096 students. Several schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model while others have large student populations that exceed the 460-student elementary school and 675-student middle school sizes advocated in the Abbott Model. It is a district objective to conform to the Abbott Model as much as feasible given existing facilities and geographical sending areas.

PARTICULARIZED CONDITIONS & NEEDS

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 in order to promote parent and community involvement. Since students are assigned to schools on a geographical basis, it is critical that equal accommodations be provided in each school throughout the

district so that each student is offered the same opportunities and experiences.

- Bus transportation is typically not provided to general education students. Traffic congestion, geographic barriers such as highways, the size of the district, and the lack of appropriate student drop-off areas at the schools are not conducive to mass busing.
- Newark is a densely populated community with a scarcity of available open land. Many schools currently offer little or no on-site parking or play area.

SLT I

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.
- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on $125 per square foot as directed by NJDOE.
- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).
- Capacity calculations are based on prescribed NJDOE methodologies.

NOTES

* Existing enrollments do not include charter school students.

** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Includes proposed 1999 addition.

TABLE I.1 Existing Conditions: Capacity and Enrollment

SCHOOL ID		CURRENT USE		CAPACITY & ENROLLMENT				
Name	NJDOE Number	Type	Grades	**Capacity as per NJDOE**	1998-99 Actual Enrollment*	Proj. Enrollment** (by School)	**Proj. Missing Capacity**	Typical Classroom Size
SLT I/Central:								
Burnet Street	300	Elem./Middle	PK-8	370	407	467	-97	655-805 sf
Cleveland	350	Elem.	PK-5	452	382	408	44	800-835 sf
Dr. Martin L. King Jr.	517	Elem./Middle	K-8	650	582	613	37	740-930 sf
Eighteenth Avenue	380	Elem.	PK-5	465	333	377	88	600-815 sf
Harold A. Wilson	465	Middle	6-8	368	241	304	64	+800 sf
Morton Street	560	Elem./Middle	1-8	557	479	493	64	695-720 sf
Newton Street	580	Elem./Middle	K-8	626	603	755	-129	610-805 sf
Quitman Street	605	Elem./Middle	PK-8	900	643	1,323	-423	810-1105 sf
Samuel L. Berliner (at Quitman St.)	635	SE	ungr.	84	37	25	59	745 sf
Warren Street	720	Elem./Middle	K-8	308	347	339	-31	420-705 sf
SLT I/Central TOTALS				**4,780**	**4,054**	**5,104**	**-324**	
SLT I/East:								
Ann Street***	200	Elem./Middle	1-8	805	1,096	1,057	-252	460-805 sf
Ann Street ECC (LEASED)	201	PK/K	PK/K	*incl. above*	*incl. above*	*incl. above*		
Hawkins Street***	460	Elem./Middle	K-8	494	624	822	-328	420-900 sf
Lafayette Street	480	Elem./Middle	K-8	643	753	784	-141	440-780 sf
Lafayette Street Annex (LEASED)	481	Elem./Middle	K-8	*incl. above*	*incl. above*	*incl. above*		
Oliver Street	590	Elem./Middle	PK-8	612	735	813	-201	440-800 sf
South Street	640	Elem.	K-5	296	327	391	-95	680-730 sf
Wilson Avenue	750	Elem./Middle	1-8	294	854	891	-597	600-720 sf
Wilson Avenue ECC		Early Childhood	PK/K	*incl. above*	*incl. above*	*incl. above*		
SLT I/East TOTALS				**3,144**	**4,389**	**4,758**	**-1614**	
SLT I TOTALS				**7,924**	**8,443**	**9,862**	**-1938**	

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TABLE I.1 *(continued)* Existing Conditions: Infrastructure Issues

SCHOOL ID		INFRASTRUCTURE ISSUES (does not address educational adequacy)															
		Site Size (acres)	DATES OF CONSTRUCTION/SF										Deficiency Correction Budget	Building Replacement Value	FACILITY CONDITION		
			Total GSF	Original Bldg		Addition 1		Addition 2		Addition 3		Addition 4					
Name	NJDOE Number			Year	SF	Year	SF	Year	SF	Year	SF	Year	SF			Good 0-0.05	Fair 0.05-0.10	Poor 0.10+
SLT I/Central:																		
Burnet Street	300	1.34	84,460	1868	19,724	1906	29,897	1914	21,264					5,663,754	10,557,500			0.54
Cleveland	350	1.31	78,235	1932	78,235									4,217,738	9,779,375			0.43
Dr. Martin L. King Jr.	517	1.92	113,930	1872	12,050	1900	15,000	1907	25,000	1963	26,235			5,566,292	14,241,250			0.39
Eighteenth Avenue	380	2.56	96,300	1871	28,400	1900	18,100	1915	29,000	1923	21,075			7,107,848	12,037,500			0.59
Harold A. Wilson	465	7.60	75,300	1964	75,300									1,020,180	9,412,500			0.11
Morton Street	560	1.43	102,945	1885	58,935	1909	44,010							5,297,039	12,868,125			0.41
Newton Street	580	1.34	98,930	1866	12,000	1873	20,000	1900	40,000	1904	26,930			5,138,495	12,366,250			0.42
Quitman Street	605	6.50	156,450	1963	156,450									6,029,572	14,687,500			0.41
Samuel L. Bentner (at Quitman St.)	635	*incl. above*	38,950	1974	38,950									1,972,183	4,868,750			0.41
Warren Street	720	0.56	65,690	1891	10,000	1908	55,960							3,941,620	8,211,250			0.48
SLT I/Central TOTALS		**24.56**	**911,190**											**$ 45,954,721**	**$ 109,030,000**			
SLT I/East:																		
Ann Street***	200	2.62	119,840	1885	20,800	1897	10,400	1916	54,800	1923	6,000	1999	27,720	5,281,553	11,515,000			0.46
Ann Street ECC (LEASED)	201		4,000											249,912	500,000			0.50
Hawkins Street***	460	1.07	79,850	1887	12,000	1904	18,000	1922	40,000	1999	10,190			3,852,044	8,707,500			0.44
Lafayette Street	480	1.10	75,170	1848	15,024	1863	20,000	1881	18,000	1904	22,136			4,686,492	9,396,250			0.50
Lafayette Street Annex (LEASED)	481		8,485	1874	8,485									461,919	1,060,625			0.44
Oliver Street	580	0.86	93,115	1869	27,000	1903	19,000	1915	10,000	1922	37,000			4,897,267	11,639,375			0.42
South Street	640	0.69	35,090	1883	18,242	1900	16,848							2,320,629	4,386,250			0.53
Wilson Avenue	750	0.70	82,605	1881	10,000	1900	4,200	1906	32,500	1925	36,165			4,914,685	10,358,125			0.47
Wilson Avenue ECC		0.14	8,000	1900	8,000									563,925	1,000,000			0.56
SLT I/East TOTALS		**7.18**	**506,415**											**$ 27,228,426**	**$ 58,563,125**			
SLT I TOTALS		**31.74**	**1,417,605**											**$ 73,183,147**	**$ 167,593,125**			

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Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table I.2 calculates the Facilities Condition Index for each SLT I school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. *(This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change, however, does not allow the calculation of an FCI that includes all cited deficiencies.)*

The major findings of the Facility Condition Index analysis are as follows:

- All SLT I schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy and/or to correct grandfathered current code deficiencies.
- Although Harold A. Wilson Middle School was built in 1984, it has damaged interior ceiling finishes, numerous code deficiencies, and other small functional issues that marginally place the facility in poor condition.
- No school has a deficiency correction budget that exceeds replacement costs. Four buildings, however, have deficiency correction budgets that exceed 50% of replacement costs

TABLE I.2 — Facility Condition Report

School Name	Building Replacement Value	Deficiency Correction Budget	FAC. CONDITION INDEX (FCI) Good 0-0.05	Fair 0.05-0.10	Poor 0.10+	Deficency Target (10% of Repl. Value)	Variance (min. to be corrected)
SLT I/Central:							
Burnet Street	10,557,500	5,663,754			0.54	1,055,750	4,608,004
Cleveland	9,779,375	4,217,738			0.43	977,938	3,239,801
Dr. Martin L. King Jr.	14,241,250	5,566,292			0.39	1,424,125	4,142,167
Eighteenth Avenue	12,037,500	7,107,848			0.59	1,203,750	5,904,098
Harold A. Wilson	9,412,500	1,020,180			0.11	941,250	78,930
Morton Street	12,868,125	5,297,039			0.41	1,286,813	4,010,227
Newton Street	12,366,250	5,138,495			0.42	1,236,625	3,901,870
Quitman Street	14,687,500	6,029,572			0.41	1,468,750	4,560,822
Samuel L. Berliner (at Quitman St.)	4,868,750	1,972,183			0.41	486,875	1,485,308
Warren Street	8,211,250	3,941,620			0.48	821,125	3,120,495
SLT I/Central TOTALS	**$ 109,030,000**	**$ 45,954,721**				**$ 10,903,000**	**$ 35,051,721**
SLT I/East:							
Ann Street	11,515,000	5,281,553			0.46	1,151,500	4,130,053
Ann Street ECC (LEASED)	500,000	249,912			0.50	50,000	199,912
Hawkins Street	8,707,500	3,852,044			0.44	870,750	2,981,294
Lafayette Street	9,396,250	4,686,492			0.50	939,625	3,746,867
Lafayette Street Annex (LEASED)	1,060,625	461,919			0.44	106,063	355,857
Oliver Street	11,639,375	4,897,267			0.42	1,163,938	3,733,330
South Street	4,386,250	2,320,629			0.53	438,625	1,882,004
Wilson Avenue	10,358,125	4,914,685			0.47	1,035,813	3,878,873
Wilson Avenue ECC	1,000,000	563,925			0.56	100,000	463,925
SLT I/East TOTALS	**$ 58,563,125**	**$ 27,228,426**				**$ 5,856,313**	**$ 21,372,114**
SLT I TOTALS	**$ 167,593,125**	**$ 73,183,147**				**$ 16,759,313**	**$ 56,423,835**

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SLT I

Gross Square Feet per Student

Table I.3 examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Five SLT I schools are within the model parameters when square footage is compared to existing enrollments. However, only one SLT I school does not exceed the Abbott Model when gross square footage is compared to existing capacity.

MAJOR CONSIDERATIONS

- The great variation between the ratios based on current enrollments and building capacity results from the number of classrooms that are considered too small to contribute capacity or that have prorated class sizes below the prescribed model. Also, many of SLT I schools presently have class sizes that exceed the Abbott District Model due to enrollment growth.

- Most schools provide specialized instruction spaces that are not included in the Abbott model. For schools that serve elementary and/or middle school students, this includes separate auditoriums and cafeterias, art rooms, music rooms, home economics labs, technology labs, and computer labs (middle school grades only). Also, most schools provide more small group instruction rooms than prescribed in the Abbott Model, in order to support existing programs.

- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today. This includes single-loaded corridors around large group spaces.

- The Abbott Model includes a grossing factor of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. This grossing factor is much less than the actual factor found in the existing schools, as well as that typical in new school construction in the Abbott Districts for multi-story buildings. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

NOTES

* Existing enrollments do not include charter school students.

** No Abbott Model for Special Education Schools; not included in totals.

*** Includes proposed 1999 addition.

TABLE I.3

Gross Square Feet per Student

School Name	Grades	Existing GSF	Abbott Model Target GSF/Student	1998-1999 Enrollment*	GSF/ Student	Deviation from Abbott Model (GSF/Student)	Capacity as per NJDOE methodology	GSF/ Student	Deviation from Abbott Model (GSF/Student)	Typical Classroom Sizes
SLT I/Central:										
Burnet Street	PK-8	84,460	126.96	407	207.52	+80.56	370	228.27	+101.31	655-805 sf
Cleveland	PK-5	78,235	124.90	382	204.80	+79.90	452	173.09	+48.19	800-835 sf
Dr. Martin L. King Jr.	K-8	113,930	126.96	582	195.76	+68.80	650	175.28	+48.32	740-930 sf
Eighteenth Avenue	PK-5	96,300	124.90	333	289.19	+164.29	465	207.10	+82.20	600-815 sf
Harold A. Wilson	6-8	75,300	131.08	241	312.45	+181.37	368	204.62	+73.54	+800 sf
Morton Street	1-8	102,945	126.96	479	214.92	+87.96	557	184.82	+57.86	695-720 sf
Newton Street	K-8	98,930	126.96	603	164.06	+37.10	626	158.04	+31.08	610-805 sf
Quitman Street	PK-8	156,450	126.96	643	243.31	+116.35	900	173.83	+46.87	810-1105 sf
Samuel L. Berliner (at Quitman)**	SE/ungr.	38,950	n/a	37	1,052.70		84	463.69		745 sf
Warren Street	K-8	65,690	126.96	347	189.31	+62.35	308	213.28	+86.32	420-705 sf
SLT I/Central Total		**872,240**	126.96	**4,017**	**217.14**	+90.18	**4,696**	**185.74**	+58.78	
SLT I/East:										
Ann Street, incl. ECC***	PK-8	123,840	126.96	1,096	112.99	**-13.97**	805	153.84	+26.88	460-805 sf
Hawkins Street***	K-8	79,850	126.96	624	127.96	+1.00	494	161.64	+34.68	420-900 sf
Lafayette Street, incl. Annex	K-8	83,655	126.96	753	111.10	**-15.86**	643	130.10	+3.14	440-780 sf
Oliver Street	PK-8	93,115	126.96	735	126.69	**-0.27**	612	152.15	+25.19	440-800 sf
South Street	K-5	35,090	124.90	327	107.31	**-17.59**	296	118.55	**-6.35**	680-730 sf
Wilson Avenue, incl. ECC	PK-8	90,865	126.96	854	106.40	**-20.56**	294	309.06	+182.10	600-720 sf
SLT I/East Total		**506,415**	126.62	**4,389**	**115.38**	**-67.25**	**3,144**	**161.07**	+34.46	
SLT I TOTALS		**1,417,605**	**126.82**	**8,406**	**168.64**	+41.82	**7,840**	**180.82**	+53.99	

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SLT I

Facility Model Space Analysis

Table I.4 lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model, though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT (noted with "●").
- Spaces which are part of the Newark Facilities Model but are not provided (noted with "○").
- Parity issues among schools.

(Grey spaces indicate that the program space is not applicable for a particular school.)

MAJOR CONSIDERATIONS

- Most of the schools in SLT I provide separate accommodations for assembly, physical education, and lunch. Nine of the sixteen schools have auditoriums. Only two schools do not provide separate gymnasiums and cafeterias.
- All schools have media centers. Most of these spaces, however, do not meet the space standards of the Abbott District Facilities Model.
- All SLT I schools have art rooms and computer room. Only three schools do not have music rooms. Many of the rooms, however, were former general classrooms that are not adequately sized or equipped to appropriately accommodate the specialized instruction.
- The provision of other specialized spaces, such as instrumental music rooms, science rooms, technology labs, and practical arts rooms, has typically been sacrificed to meet capacity demands or cannot be accommodated within the existing facilities without renovation.

NOTES

* If a Multi-Purpose Room is provided instead of a separate gym and cafeteria, the more appropriate use of the space is marked as "existing."

TABLE I.4 Program Space Model Analysis

School Name	SPECIALIZED INSTRUCTION SPACES ● = existing dedicated space *(may be inadequate)*; μ = missing model space Art Room	Auditorium	Cafeteria*	Career Lab	Computer Lab	Dance/Drama Lab	Gymnasium*	Health Classroom	Home Economics Lab	Instrumental Music Room	ITV Room	Media Center	Music/Choral Room	NJ TPT Room	Practical Arts Room	Science Demo. Room	Science Lab	Technology Lab
Elementary:																		
Cleveland	●	●	●	μ	●		●	μ		μ	μ	●	●	μ		●		
Eighteenth Avenue	●	●	●	μ	●		●	μ		μ	μ	●	●	μ		●		
South Street	●	μ	●	μ	●		●	μ		μ	μ	●	●	μ		●		
Elementary/Middle																		
Ann Street	●	●	●	μ	●		●	μ	μ	μ	μ	●	μ	μ	μ	μ	μ	●
Burnet Street	●	●	●	μ	●		●	μ	μ	μ	μ	●	●	μ	μ	μ	●	μ
Hawkins Street	●	●	●	μ	●		●	μ	●	●	μ	●	●	μ	●	μ	●	μ
Dr. Martin Luther King, Jr.	●	μ	●	μ	●		●	μ	μ	μ	μ	●	●	μ	μ	●	μ	μ
Lafayette Street School/Annex	●	μ	●	μ	●		●	μ	●	●	μ	●	●	μ	μ	μ	μ	μ
Morton Street	●	●	●	μ	●		●	μ	μ	μ	μ	●	●	μ	μ	μ	μ	μ
Newton Street	●	●	μ	μ	●		●	μ	μ	μ	μ	●	●	μ	μ	●	μ	μ
Oliver Street	●	μ	μ	μ	●		●	μ	μ	μ	μ	●	μ	μ	μ	μ	μ	●
Quitman Street	●	●	●	μ	●	μ	●	μ	●	●	μ	●	●	μ	●	μ	μ	μ
Warren Street	●	●	●	μ	●	μ	●	μ	μ	μ	μ	●	μ	μ	μ	μ	μ	●
Wilson Avenue	●	μ	●	μ	●		●	μ	μ	●	μ	●	●	μ	μ	●	μ	μ
Middle:																		
Samuel L. Berliner (SE)	●	μ	●	μ	●		●	μ	●	●	μ	●	●		●		μ	●
Harold A. Wilson	●	μ	●	μ	●		●	μ	μ	●	μ	●	●		μ		●	μ

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SLT I

The Plan & Basis for Development

The proposed plan for SLT I responds to the district's educational programs and facilities objectives as well as to the previously described deficiencies. Due to the ages of the buildings and program obsolescence, most SLT I schools require replacement. Collectively, the plan for SLT I includes eight new schools on or near existing sites, six new schools on new sites, and the renovation and/or expansion of two existing schools. A summary of the existing and proposed use of each building is provided in Table I.6.

Critical considerations addressed in the plan are as follows:

- All school annexes are eliminated.
- Separate, appropriate elementary and middle school facilities are created, whether on separate sites or as a "school-within-a-school" on the same site.
- Inefficient schools in terms of usable space and capacity are eliminated. (The proposed plan requires less gross square feet per student than provided in the existing schools.)
- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the "Educational Programs Summary Report" and the "District Facilities Model" included in this report.

The proposed plan was computed to have an estimated budget of $354,246,902 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark. The budget includes allowances for project overhead and "soft" costs *(professional fees, contingencies, furniture, etc.)*, inflation, and site acquisition costs based on estimated land value and size assumptions

SLT I

SLT I Facilities Model

SCHOOL GRADE ALIGNMENT SLT I currently has a mixture of school types and grade alignments. The SLT operates two early childhood centers, three elementary schools, twelve combined elementary/middle schools, one middle school, and special education school. School grade alignments are typically K-5 / 6-8 or K-8. Three schools have students split on two sites due to space deficiencies.

The Newark Public Schools has initiated an instructional restructuring program, moving towards an elementary school (K-5) and middle school (6-8) organization. To support this objective, the district established an "Office of Middle School Education" during the 1998-99 school year. However, it is likely that the ultimate school grade configuration will remain a mixture of K-8 and K-5/6-8 schools in order to best utilize existing facilities, address particular SLT needs, and maintain successful programs. K-8 schools, however, will be developed as "schools-within-a-school" with distinct elementary and middle school components.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT I, based on the 460-student elementary school and 675-student middle school capacities advocated in the Abbott Facilities Models, for current and projected SLT I enrollments are calculated in Table I.5.

At the present time, SLT I operates a total of sixteen schools housed in nineteen buildings. (Three schools have "annex" buildings on remote sites, two of which are leased.) School enrollments for the 1998-99 school year, excluding the special education school, ranged from a low of 241 in the middle school to a high of 1,096 students in a K-8 school. Of the sixteen schools, ten housed fewer students than advocated in the NJDOE Abbott District Facilities Model.

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical, given the existing facilities and the objective to provide "neighborhood" schools. As illustrated in the table, this would require one additional school in SLT I and the elimination of the inefficient annex buildings.

NOTES (TABLE I.6)

* Based on school level cohorts; does not include new or expanded preschool programs; assumes a redistribution of special education students to neighborhood schools in accordance with district averages.

** Does not include provisions for new/expanded preschool programs.

*** Includes proposed 1999 addition.

TABLE I.5 SLT I Facilities Model

EXISTING	PROPOSED
ENTIRE SLT	
(19) Buildings (including (3) annexes)	(16) Buildings (no annexes)
ELEMENTARY SCHOOLS	
(5) Buildings including (2) Early Childhood Centers	(4) Buildings scope of work: (4) new schools on new sites
ELEMENTARY/MIDDLE SCHOOLS	
(12) Buildings	(9) Buildings scope of work: (2) new schools on new sites (6) new schools on existing sites (1) renovation/addition
MIDDLE SCHOOLS	
(1) Building	(2) Buildings scope of work: (2) new schools on new sites
SPECIAL EDUCATION SCHOOLS	
(1) Building	(1) Building scope of work: renovation
	TOTAL EST. COST (per NJDOE unit costs): $354,246,900

TABLE I.6 SLT I Proposed Redevelopment Plan

SCHOOL ID		EXISTING										
		SITE / INFRASTRUCTURE DATA				USE / CAPACITY DATA						
									1998-99 Enrollments			
School Name	NJDOE Number	Original Building Age	Total GSF	Facility Condition Index	Site Size (acres)	School Type	Grades	Capacity as per NJDOE	Total Enroll	Pre-K Students	Self-Cont. SE	Proj. Enroll * (by School)
SLT I/Central:												
Burnet Street	300	1868	84,460	0.5365	1.34	Elem./Middle	PK-8	370	407	18	25	467
Cleveland	350	1932	78,235	0.4313	1.31	Elem.	PK-5	452	382	18	63	408
Dr. Martin L. King Jr.	517	1872	113,930	0.3909	1.92	Elem./Middle	K-8	650	582	0	64	613
Eighteenth Avenue	380	1871	96,300	0.5905	2.56	Elem.	PK-5	465	333	16	64	377
Harold A. Wilson	465	1984	75,300	0.1084	7.60	Middle/SLT Offices	6-8	368	241	0	23	304
Morton Street	560	1885	102,945	0.4116	1.43	Elem./Middle	1-8	557	479	0	17	493
Newton Street	580	1866	98,930	0.4155	1.34	Elem./Middle	K-8	626	603	0	82	755
Quitman Street	605	1963	156,450	0.4105	6.50	Elem./Middle	PK-8	900	643	18	10	1,000
Samuel L. Berliner (at Quitman St.)	635	1974	38,950	0.4051	*see above*	SE	ungr.	84	37	0	37	25
Warren Street	720	1891	65,690	0.4800	0.56	Elem./Middle	K-8	308	347	18	0	339
Burnet/Warren Replacement School												
SLT I/Central Totals			**911,190**		**24.56**			**4,780**	**4,054**	**88**	**385**	**4,781**
SLT I/East:												
Ann Street***	200	1885	119,840	0.4587	2.62	Elem./Middle	1-8	805	1,096	0	12	1,057
Ann Street ECC (LEASED)	201		4,000	0.4998		Early Childhood	K			*incl. above*		
Hawkins Street***	460	1887	79,850	0.4424	1.07	Elem./Middle	K-8	494	624	[illegible]	0	822
Lafayette Street	480	1848	75,170	0.4988	1.10	Elem./Middle	K-8	643	753	0	7	784
Lafayette Street Annex (LEASED)	481	1874	8,485	0.4355		Elem./Middle	K-8			*incl. above*		
Oliver Street	590	1869	93,115	0.4207	0.86	Elem./Middle	PK-8	612	735	29	7	813
South Street	640	1883	35,090	0.5291	0.69	Elem.	K-5	296	327	0	11	391
New Middle School (1)												
Wilson Avenue	750	1881	82,865	0.4745	0.70	Elem./Middle	1-8	294	854	13	15	891
Wilson Avenue ECC		1900	8,000	0.5639	0.14	Early Childhood	PK/K			*incl. above*		
New Middle School (2)												
SLT I/East Totals			**506,415**		**7.18**			**3,144**	**4,389**	**42**	**52**	**4,758**
SLT I TOTALS			**1,417,605**		**31.74**			**7,924**	**8,443**	**130**	**437**	**9,539**

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SCHOOL ID		PROPOSED											
		USE / CAPACITY DATA					CONSTRUCTION ISSUES						
			Proposed Target Capacity**					Square Feet		Site			
School Name	NJDOE Number	School Type	Grades	Target Capacity	Pre-K Students	Self-Cont SE	Scope of Work	Total Proposed	New Construction	Status	Preliminary Est Acquisition Costs	Proposed Construction Start	Estimated Cost (as per NJDOE)
SLT I/Central:													
Burnet Street	300	DISCONTINUE USE											
Cleveland	350	Elem./Middle	PK-8	600	45	44	New replacement school	128,050	128,050	Same site	-	Year 2	23,120,371
Dr. Martin L. King Jr.	517	Elem./Middle	K-8	625	0	50	New replacement school	126,075	126,075	Same site	-	Year 2	23,023,927
Eighteenth Avenue	380	Elem./Middle	K-8	600	45	44	New replacement school	128,021	128,021	Same site	-	Year 2	23,243,618
Harold A. Wilson	465	SE/SLT Offices	ungr.	37	0	37	Renovation	75,300		Same site	-	Year 2	2,860,404
Morton Street	560	Elem.	K-5	500	0	40	New replacement school	96,412	96,412	Same site	-	Year 2	17,718,379
Newton Street	580	Elem./Middle	K-8	625	0	50	New replacement school	126,075	126,075	Expand site	500,000	Year 3	23,905,797
Quitman Street	605	Elem./Middle	PK-8	1,000	30	78	Ren./addition (500 ES, 500 MS)	226,057	52,062	Same site	-	Year 4	26,168,813
Samuel L. Berliner (at Quitman St.)	635	*Existing program to be relocated to Harold A. Wilson. To be renovated as part of Quitman St.*							*Incl. above*				
Warren Street	720	DISCONTINUE USE											
Burnet/Warren Replacement School		Elem./Middle	PK-8	825	45	62	New school	148,801	148,801	New site	3,000,000	Year 2	29,226,776
SLT I/Central Totals				**5,812**	165	406		**1,054,791**	**805,496**		3,500,000		**169,268,087**
SLT I/East:													
Ann Street***	200	Elem.	K-5	700	0	56	New replacement school	119,516	119,516	Same site	-	Year 2	21,909,567
Ann Street ECC (LEASED)	201	DISCONTINUE USE											
Hawkins Street***	460	Elem./Middle	K-8	825	0	66	New replacement school	146,855	146,855	New site	1,500,000	Year 3	27,933,901
Lafayette Street	480	Elem./Middle	K-8	800	0	64	New replacement school	143,562	143,562	Expand site	1,000,000	Year 3	24,252,493
Lafayette Street Annex (LEASED)	481	DISCONTINUE USE											
Oliver Street	590	Elem.	PK-5	500	30	38	New replacement school	98,443	98,443	Expand site	2,000,000	Year 3	20,390,169
South Street	640	Elem.	K-5	400	0	32	New replacement school	84,644	84,644	Expand site	2,000,000	Year 3	17,488,569
New Middle School (1)		Middle	6-8	400	0	32	New school	95,008	95,008	New site	4,500,000	Year 2	21,245,160
Wilson Avenue	750	Elem.	PK-5	600	15	47	New replacement school	108,040	108,040	Expand site	3,000,000	Year 3	23,043,829
Wilson Avenue ECC		DISCONTINUE USE											
New Middle School (2)		Middle	6-8	700	0	56	New school	131,783	131,783	New site (East Side HS)	4,500,000	Year 4	26,715,12
SLT I/East Totals				**4,925**	45	390		**927,851**	**927,851**		**18,500,000**		**184,978,815**
SLT I TOTALS				**10,737**	210	796		**1,736,186**	**1,733,347**		**22,000,000**		**354,246,902**

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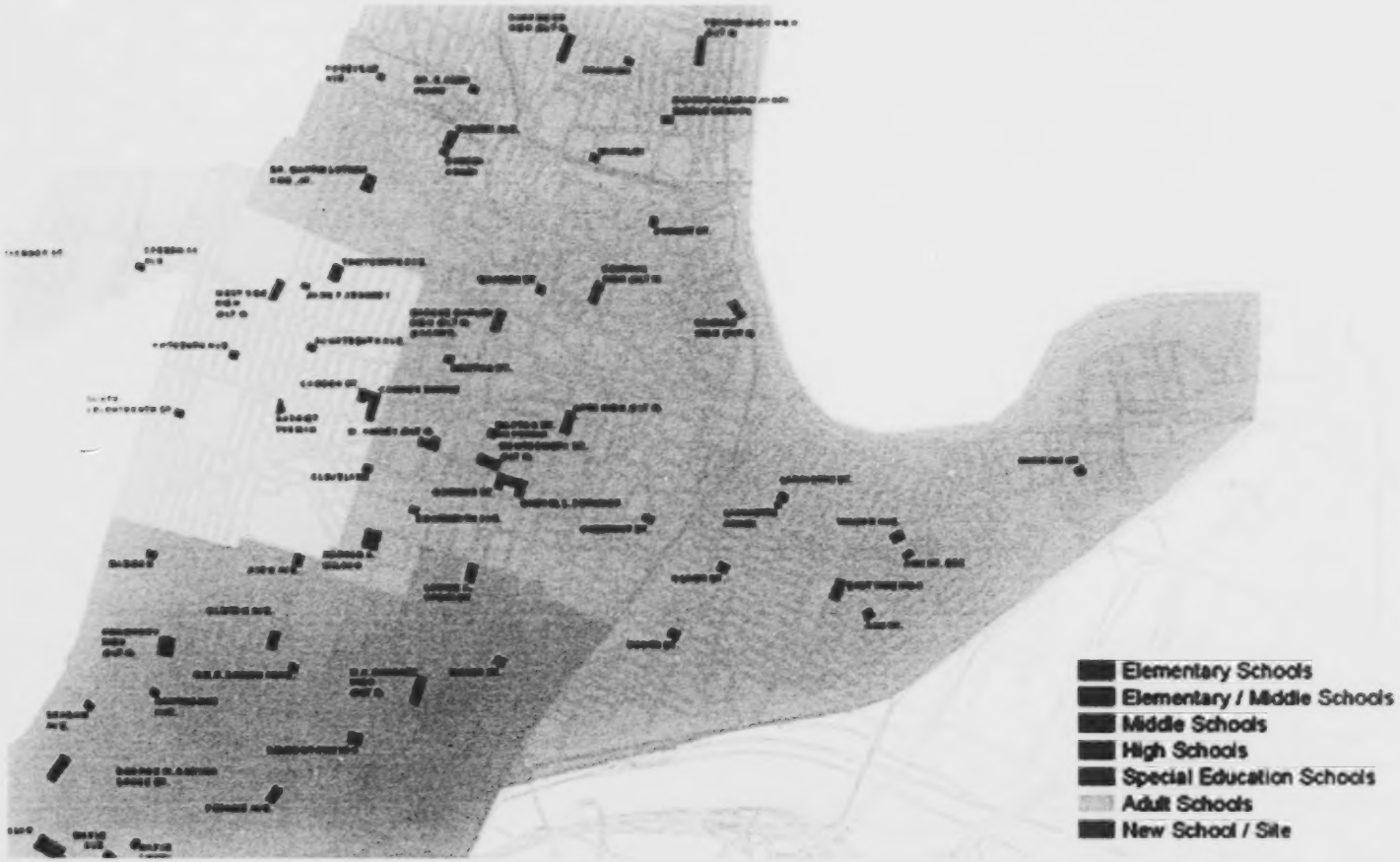
MAP I.1 SLT I Existing Locations



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MAP I.2

SLT I Proposed Redevelopment

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SLT I

Building Development Considerations

Individual facility considerations that shaped the Facilities Management Plan for the SLT I schools are as follows:

SLT I / CENTRAL **Burnet Street School** (1868)
Warren Street School (1891)

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies in each school approaches or exceeds 50% of replacement costs. Additional budget considerations to remedy program space deficiencies, which in many cases includes structuring classrooms sized less then 650 square feet, would likely exceed replacement costs and result in more gross square feet/student than new construction.

Two schools cannot efficiently serve students in the neighborhoods in the northern part of SLT I which are not projected to grow substantially. There are no other schools in the vicinity. The plan proposes to replace both buildings with one new PK-8 school for 825 students on a new site in the area located between the existing schools north of NJIT. In this location, there are opportunities for linkages with Science Park and the major institutions of University Heights.

SLT I / CENTRAL **Cleveland School** (1932)
Dr. Martin Luther King, Jr. School (1872)
18th Avenue School (1871)
Morton Street School (1851)
Newton Street School (1866)

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages about 50% of replacement costs. Additional budget considerations to remedy program space deficiencies would approach or exceed replacement costs and result in more gross square feet/student than new construction.

The schools are distributed in areas of the SLT where they serve an appropriate enrollment to remain as K-8 schools for about 600 students each. Only Morton Street will become a K-5 school for 500 students, linked to Quitman Street for middle school. All schools are proposed to be rebuilt on the existing site while the existing school remains in operation except for Newton Street, which requires expansion of the existing site.

SLT I / CENTRAL **Harold A. Wilson School** (1964)
Quitman Street School (1974)
Samuel Berliner at Quitman Street (1974)

These schools are the newer buildings in SLT I. Although they are suitable for continued use, they require extensive renovation. In the case of Quitman Street, it is proposed that Samuel Berliner (special education school) be relocated to Harold A. Wilson in order to better

utilize existing program spaces and a large site. The Berliner wing will be combined with Quitman Street and a new addition, to become an articulated elementary (PK-5) and middle (6-8) school for 500 students each on the existing site. Under this plan, Harold A. Wilson will be renovated to house Samuel Berliner, the SLT offices and other services. In both cases, temporary classrooms may be required to facilitate the renovations.

SLT I / EAST

Ann Street School (1885)
Ann Street Early Childhood Center (leased)
Hawkins Street School (1887)
Lafayette Street School (1848)
Lafayette Street School Annex (1874, leased)
Oliver Street School (1869)
South Street School (1883)
Wilson Avenue School (1881)
Wilson Avenue Early Childhood Center (1900)

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages about 50% of replacement costs. Additional budget considerations to remedy program space deficiencies, which in many cases includes restructuring classrooms sized less then 500 square feet, would likely exceed replacement costs and result in more gross square feet/student than new construction.

It is proposed to replace all schools on existing or nearby sites. To balance current and projected enrollments, Ann Street, Wilson Avenue, Oliver and South Street will become K-5 schools, averaging 600 students each, and feed to two new middle schools. Due to the very small existing school sites in this area, all replacement schools except for Ann Street will require expanded sites in order to permit construction while the existing school remains in service. If it is not feasible to expand existing sites, new sites will be required. After the new construction is completed, the use of Ann Street Early Childhood Center (leased), Lafayette Annex (leased), and Wilson Avenue Early Childhood Center (former Alyea Street School) will be discontinued.

SLT I / EAST

New Oliver/South Middle School
New Ann/Wilson Middle School

In order to provide needed additional capacity in SLT I East and to balance school enrollments, it is proposed that the most centrally located and crowded schools (Ann Street, Wilson Avenue, Oliver Street and South Street) be replaced as K-5 schools and feed into two new middle schools. A new site will be required for the Oliver/South Middle School, preferably between the two existing locations. The ideal location for the new Ann/Wilson Middle School is the existing East Side High site, which is inadequate for a high school, both in terms of the existing building and site.

Cost & Funding Allowance Summary

Of the proposed $354,246,902 total project budget for SLT I, $221,827,233 falls within the proposed funding allowance.

Table I.7 summarizes cost and funding data for each project included in the SLT I Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Pages 20-21).

TABLE I.7 SLT I Cost & Funding Allowance Summary

SLT 01 Building Name	Construction Cost	Construction Funding	Site Acquisition Cost	Site Funding	Project Total	Project Funding Allowance	Requested Add't Funding
Cleveland Elementary/ Middle School	23,120,371	12,715,853	-	-	23,120,371	12,715,853	10,404,518
Dr. Martin Luther King Jr. Elementary/Middle School	23,023,927	12,731,875	-	-	23,023,927	12,731,875	10,292,052
Eighteenth Avenue Elementary/Middle School	23,243,618	12,787,925	-	-	23,243,618	12,787,925	10,455,693
Harold A. Wilson	2,860,404	120,488	-	-	2,860,404	120,488	2,739,917
Morton Street Elementary School	17,718,379	10,450,444	-	-	17,718,379	10,450,444	7,267,935
Newton Street Elementary/Middle School	23,405,797	12,697,611	500,000	500,000	23,905,797	13,197,611	10,708,186
Quitman Street Elementary/Middle School	26,168,813	19,536,808	-	-	26,168,813	19,536,808	6,632,005
Burnet/Warren Elementary/Middle School	26,226,778	16,649,768	3,000,000	3,000,000	29,226,778	19,649,768	9,577,010
Ann Street Elementary School	21,909,567	14,496,437	-	-	21,909,567	14,496,437	7,413,130
Hawkins Street Elementary/Middle School	26,433,901	16,719,780	1,500,000	1,500,000	27,933,901	18,219,780	9,714,121
Lafayette Street Elementary/Middle School	23,252,493	15,920,798	1,000,000	1,000,000	24,252,493	16,920,798	7,331,695
Oliver Street Elementary School	18,390,169	10,743,560	2,000,000	2,000,000	20,390,169	12,743,560	7,646,609
South Street Elementary School	15,488,569	8,207,581	2,000,000	2,000,000	17,488,569	10,207,581	7,280,988
New Middle School 01	16,745,160	8,911,478	4,500,000	4,500,000	21,245,160	13,411,478	7,833,682
Wilson Avenue Elementary School	20,043,829	12,679,338	3,000,000	3,000,000	23,043,829	15,679,338	7,364,491
New Middle School 02	24,215,127	14,457,490	4,500,000	4,500,000	28,715,127	18,957,490	9,757,637
	332,246,902	199,827,233	22,000,000	22,000,000	**354,246,902**	**221,827,233**	**132,419,669**

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Efficiency Evaluation

Table I.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT I school in the table, it can be seen that much of the "excess" square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT I schools is 1.81. Compared to the Abbott Model allowance of 1.40, this grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.
- Single-loaded corridors around a large centrally located interior space such as an auditorium.
- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed.

The remaining excess proposed square footage results from the provision of spaces that are not included in the Abbott Model. However, this typically does not exceed program space types that are currently provided in the schools. Also, the proposed capacity of most schools exceeds the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

* Grossing factors should be viewed as preliminary pending more detailed analysis.

** Includes proposed 1999 addition.

TABLE I.8

SLT I Efficiency Evaluation

SCHOOL	EXISTING										
				Gross SF/Student Analysis				Net SF/ Student Analysis			
	School Type	Capacity as per NJDOE	Existing Grossing Factor*	Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess
SLT I / CENTRAL:											
Burnet Street	Elem./Middle	370	1.99	84,460	228.27	**126.96**	+101.31	42,500	114.86	**90.69**	+24.17
Cleveland	Elem.	452	1.71	78,235	173.09	**124.90**	+48.19	45,742	101.20	**89.00**	+12.20
Dr. Martin L. King Jr.	Elem./Middle	650	1.65	113,930	175.28	**126.96**	+48.32	69,090	106.29	**90.69**	+15.60
Eighteenth Avenue	Elem.	465	1.85	96,300	207.10	**124.90**	+82.20	51,917	111.65	**89.00**	+22.65
Harold A. Wilson	Middle	368	1.43	75,300	204.62	**131.08**	+73.54	52,490	142.64	**94.00**	+48.64
Morton Street	Elem./Middle	557	2.12	102,945	184.82	**126.96**	+57.86	48,539	87.14	**90.69**	-3.55
Newton Street	Elem./Middle	626	2.01	98,930	158.04	**126.96**	+31.08	49,112	78.45	**90.69**	-12.24
Quitman Street	Elem./Middle	900	1.90	156,450	173.83	**126.96**	+46.87	82,342	91.49	**90.69**	+0.80
Samuel L. Berliner (at Quitman St.)	SE	84	1.90	38,950	463.69	**no model**		20,500	244.05	**no model**	
Warren Street	Elem./Middle	308	1.99	65,690	213.28	**126.96**	+86.32	33,010	107.18	**90.69**	+16.49
Burnet/Warren Replacement School											
SLT I / CENTRAL AVERAGE		4,780	**1.86**	911,190	**218.20**	124.96	**+63.96**	495,242	**131.66**	90.68	**+13.86**
SLT I / EAST:											
Ann Street**	Elem./Middle	805	1.81	123,840	153.84	**126.96**	+26.88	66,300	82.36	**90.69**	**-8.33**
Ann Street ECC (LEASED)	ECC	*incl. above*		*incl. above*							
Hawkins Street**	Elem./Middle	494	1.71	79,850	161.64	**126.96**	+34.68	46,746	94.63	**90.69**	+3.94
Lafayette Street	Elem./Middle	643	1.86	83,655	130.10	**126.96**	+3.14	44,914	69.85	**90.69**	**-20.84**
Lafayette Street Annex (LEASED)	ECC	*incl. above*		*incl. above*							
Oliver Street	Elem./Middle	612	1.99	93,115	152.15	**126.96**	+25.19	46,894	76.62	**90.69**	**-14.07**
South Street	Elem.	296	1.44	35,090	118.55	**124.90**	**-6.35**	24,331	82.20	**89.00**	**-6.80**
Wilson Avenue	Elem./Middle	294	1.80	90,865	309.06	**126.96**	+182.10	50,500	171.77	**90.69**	+81.08
Wilson Avenue ECC	ECC	*incl. above*		*incl. above*							
New Middle School (1)											
New Middle School (2)											
SLT I / EAST AVERAGE		3,144	**1.77**	506,415	**170.89**	126.62	**+44.27**	279,685	**96.24**	90.41	**+5.83**
SLT I TOTALS		7,924	**1.81**	1,417,605	**194.55**	126.79	**+54.12**	774,927	**113.95**	90.55	**+9.85**

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TABLE I.8 *(continued)*

SLT I Efficiency Evaluation

SCHOOL	PROPOSED											Proposed Program SF in Excess of Abbott Model
				Gross SF/Student Analysis				Net SF/ Student Analysis				
	School Type	Max. Capacity	Proposed Grossing Factor*	Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess	
SLT I / CENTRAL:												
Burnet Street												
Cleveland	Elem./Middle	690	1.45	128,050	185.58	**126.96**	+58.62	88,311	127.99	**90.69**	+37.30	25,615
Dr. Martin L. King Jr.	Elem./Middle	689	1.45	126,075	182.98	**126.96**	+56.02	86,949	126.20	**90.69**	+35.51	24,362
Eighteenth Avenue	Elem./Middle	690	1.45	128,021	185.54	**126.96**	+58.58	88,291	127.96	**90.69**	+37.27	25,665
Harold A. Wilson	SE	54	1.44	75,300		**no model**		52,314		**no model**		
Morton Street	Elem.	568	1.45	96,412	169.74	**124.90**	+44.84	66,491	117.06	**86.00**	+28.06	15,712
Newton Street	Elem./Middle	689	1.45	126,075	182.98	**126.96**	+56.02	86,949	126.20	**90.69**	+35.51	24,362
Quitman Street	Elem./Middle	1,117	1.97	226,057	202.38	**126.96**	+75.42	114,839	102.81	**90.69**	+12.12	14,720
Samuel L. Berliner (at Quitman St.)	*incl. above*											
Warren Street												
Burnet/Warren Replacement School	Elem./Middle	913	1.45	148,801	162.98	**126.96**	+36.02	102,662	112.44	**90.69**	+21.75	19,689
SLT I / CENTRAL AVERAGE		5,410	**1.51**	1,054,791	**181.74**	126.67	**+55.07**	686,806	**120.09**	90.45	**+29.64**	**150,125**
SLT I / EAST:												
Ann Street**	Elem.	796	1.45	119,516	150.15	**124.90**	+25.25	82,425	103.55	**86.00**	+14.55	11,321
Ann Street ECC (LEASED)												
Hawkins Street**	Elem./Middle	912	1.45	146,855	161.03	**126.96**	+34.07	101,280	111.05	**90.69**	+20.36	18,387
Lafayette Street	Elem./Middle	868	1.45	143,562	165.39	**126.96**	+38.43	99,008	114.06	**90.69**	+23.37	20,164
Lafayette Street Annex (LEASED)												
Oliver Street	Elem.	586	1.45	98,443	167.99	**124.90**	+43.09	67,892	115.86	**86.00**	+26.86	15,562
South Street	Elem.	447	1.45	84,644	189.36	**124.90**	+64.46	58,256	130.33	**86.00**	+41.33	18,434
Wilson Avenue	Elem.	669	1.45	108,040	161.49	**124.90**	+36.59	74,510	111.38	**89.00**	+22.38	14,768
Wilson Avenue ECC												
New Middle School (1)	Middle	450	1.45	95,008	211.13	**131.08**	+80.05	65,525	145.61	**94.00**	+51.61	23,226
New Middle School (2)	Middle	750	1.45	131,783	175.71	**131.08**	+44.63	90,885	121.18	**94.00**	+27.18	20,244
SLT I / EAST AVERAGE		5,478	**1.45**	927,851	**276.45**	126.96	**+45.82**	639,781	**119.13**	90.67	**+28.45**	**142,106**
SLT I TOTALS		10,888	1.48	1,982,642	**229.10**	126.81	**+50.45**	1,326,587	**119.61**	90.56	**+29.05**	**292,231**

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SLT I

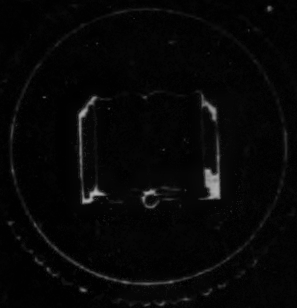
Implementation Schedule

SLT I SCHEDULE ISSUES Lack of capacity in SLT I East, which is the Ironbound district, requires that at least one of the two new middle school projects be initiated for site acquisition in Year 1 and construction in Year 2. The proposed plan also includes the replacement of East Side High on a new site starting in Year 2. This would make that site available for the second new middle school in Year 4. In the meantime, the most overcrowded school, Ann Street, is to be replaced on the same site in Year 2 and site acquisition for the other overcrowded schools, Hawkins, Lafayette, Oliver, South, and Wilson is to proceed in Year 2 for construction in Year 3.

SLT I Central has mainly old and obsolete school buildings slated for replacement on existing sites in Year 2. The Burnet and Warren Street schools are to be combined in a new building starting in Year 2 on a new site that needs to be acquired in Year 1. Harold A. Wilson will need to be renovated in Year 2 to accommodate Samuel Berliner, so that the Berliner wing on Quitman Street can be renovated with an addition in Year 4 as a K-5/6-8 school for 1,000 students on the same site.

TABLE I.9 SLT I Proposed Redevelopment Plan Schedule

School Name	Scope of Work	Grades	Target Capacity	Construction Start 2000	2001	2002	2003	2004	Comments
SLT I/Central:									
Cleveland	New replacement school	PK-8	600						
Dr. Martin L. King Jr.	New replacement school	K-8	625						
Eighteenth Avenue	New replacement school	K-8	600						
Harold A. Wilson	Renovation	ungr	37						Temporary classrooms needed
Morton Street	New replacement school	K-5	500						
Newton Street	New replacement school	K-8	625						Site acquisition Year 2
Quitman Street	Renovation/addition	PK-8	1,000						Temporary classrooms needed
Burnet/Warren Replacement School	New school	PK-8	825						Site acquisition Year 1
SLT I/Central Totals			**5,812**						
SLT I/East:									
Ann Street	New replacement school	K-5	700						
Hawkins Street	New replacement school	K-8	825						Site acquistion Year 2
Lafayette Street	New replacement school	K-8	800						Site acquistion Year 2
Oliver Street	New replacement school	PK-5	500						Site acquistion Year 2
South Street	New replacement school	K-5	400						Site acquistion Year 2
New Middle School (1)	New school	6-8	400						Site acquistion Year 1
Wilson Avenue	New replacement school	PK-5	600						Site acquistion Year 2
New Middle School (2)	New school	6-8	700						Site acquisition Year 3 (possible East Side High)
SLT I/East Totals			**4,925**						
SLT I TOTALS			**10,737**						



SLT II

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FIVE-YEAR FACILITIES MANAGEMENT PLAN

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SLT II

Summary of Findings

SLT II consists of the twelve secondary schools in Newark. Six serve as comprehensive high schools, four as magnet high schools, and two as alternative high schools. Additionally, one of the comprehensive high schools remains open at night and houses Newark Evening High School. The original construction of nine of the secondary schools occurred prior to 1935. Eight of the buildings have had additions erected. (Four additions were made to East Side High School.) The average age of the additions, excluding the 1996 addition to Arts High School, is 41 years. Due to the age of these buildings, the high schools require extensive physical plant renovations. More importantly, however, the schools must be prepared to offer students a program of studies that meets the rigorous demands of the 21st century. To do this, schools must have the facilities, technological hardware and updated curricula to graduate students who are computer- as well as content-literate.

Newark's public high schools are redefining their structures to accommodate learning communities and academies that provide smaller group settings. The addition of new and innovative programs has also affected the need for an extended school day. No longer is the teacher at the front of a classroom with desks neatly aligned in rows. Teachers are the facilitators for students who now work in classrooms equipped with the latest educational computer hardware and software in every discipline. Computer and science labs, photography and videography studios, interactive television (ITV) classrooms, telecommunications and state-of-the-art shops are in constant competition to keep abreast of increased technology. For students to be competitive, they must have access to the most current programs and facilities equipped to meet these needs.

The Abbott vs. Burke Supreme Court decision mandated that schools address the social needs of their students. Students cannot learn if their physical and emotional needs are not met. Consequently, health and social services personnel and dropout prevention counselors are provided to address these needs. It has become the function of the school to serve its entire student body by utilizing the resources of the community or providing needed services at the school site. To do this, additional facilities must be available to service the medical, nutritional, and dental needs of students, as well as provide for individual, group and family counseling sessions. One example of a need that schools are addressing is the addition of child care centers where children of students are cared for while their mothers attend classes.

Schools of the 21st century will have to accommodate a comprehensive program of studies as well as comprehensive health care. The design of the school facility is paramount to meeting the needs of all stakeholders. Given the average age of current facilities and the educational needs of our students, it is clear that all of the secondary schools will require an enormous amount of renovation.

Critical facilities issues determined by the Existing Facilities Evaluation and Facilities Condition Report are summarized below. A detailed statistical summary with infrastructure, existing capacity, projected enrollment, and unhoused student data for each SLT II school is provided in Table II.1.

PHYSICAL PLANT

- The average age of the original section of an SLT II school is 74 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.

- Ten of the twelve buildings currently operated by SLT II were built prior to 1935. The newest high school was constructed forty-two years ago.

- All SLT II schools, except Arts High School which was recently expanded and renovated, require significant upgrades to repair or replace items that are no longer functional, to replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.

- The projected cost to correct all functional, life cycle and current code deficiencies identified in the thirteen buildings operated by The Newark Public Schools in SLT II was calculated to be $88,373,218. (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT II buildings totals $287,013,125.

- All SLT II schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy and/or to correct grandfathered current code deficiencies. Although recently renovated, Arts High School marginally falls within the "poor" classification despite recent construction due to roof and other functional deficiencies.

- No school has a deficiency correction budget that exceeds replacement costs, with most schools having deficiency correction budgets ranging from 30% - 40% of replacement costs.

CAPACITY

- Based on current room uses, SLT II has a projected capacity deficiency of 1,859 students, with deficiencies occurring in seven schools. Only the alternative schools and two magnet schools have adequate capacity.

- NJDOE Abbott Model class size and classroom square footage standards have reduced school capacities. *(See typical classroom sizes on summary table.)* Many schools have classroom sizes that should only house 18 students or less, although 22-25 students are now typically assigned to these spaces.

  NOTE: *The methodology for the calculations was determined by NJDOE and incorporates the prescribed Abbott model class sizes of 24 students/room for grades 9-12. Capacity is prorated for classrooms that are smaller than the prescribed Abbott Model size, with zero capacity assigned to general classrooms sized less than 600 square feet. A capacity utilization factor of 85% is applied to high schools.*

PROGRAM SPACES

- Most of the high schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies

or programs. Also, many spaces advocated in the Newark Facilities Model, as discussed in the Educational Programs Summary Report, which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based, technology infused instruction, and the particularized needs of Newark's students, are not provided or are inadequate. Also, state mandates regarding career preparation and work place readiness necessitate the restructuring of high school facilities to provide for these programs.

- Many schools have instructional spaces in the basement that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT II consists of twelve operating high schools and one building that is proposed to be demolished in order to accommodate the construction of the new Science Park High School.
-
- Six of the schools offer traditional, comprehensive high school programs with geographically defined student sending areas. Two schools offer alternative programs. Four schools offer magnet programs.
- The Newark public high schools will be undergoing a comprehensive restructuring into themed schools of choice. At the present time, Central High School and Science High School are in the programming stages for school replacements. These programming efforts, as well as those anticipated for the rest of the district's high schools, will impact specialized space needs.
-
- General education schools in SLT II presently serve from 558 to 1,512 students. Some schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model, while others have large student populations that exceed the 900-student high school size advocated in the Abbott Model. It is a district objective to conform to the Abbott Model as much as feasible given existing facilities and geographical sending areas.

PARTICULARIZED CONDITIONS & NEEDS Newark's high schools have been affected by severe demographic change over the last decade. Enrollment in grades 9-12 declined by 26% during the last twelve years, with most of the loss prior to 1990. While public high school enrollment has since stabilized, non-public high school enrollment in the area served by The Newark Public Schools has increased by 30% over the last few years.

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SLT II

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.
- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on $125 per square foot as directed by NJDOE.
- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).
- Capacity calculations are based on prescribed NJDOE methodologies.

NOTES

* NJDOE Project Web Site automated capacity calculation is not used since all capacity-generating spaces are not included; capacity calculation includes all classrooms that can be scheduled for all least six periods/day.

** Existing enrollments do not include charter school students.

*** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.

**** Technology High site is state-owned.

TABLE II.1 Existing Conditions: Capacity and Enrollment

SCHOOL ID		CURRENT USE		CAPACITY & ENROLLMENT			
Name	NJDOE Number	Type	Grades	Optim. Capacity 85%* util*	1998-99 Actual Enroll.**	Proj. Enroll.*** (by Sch.)	Proj. Missing Capacity
SLT II:							
Arts High	010	High/Magnet	9-12	817	558	768	+49
Barringer High	020	High	9-12	1,650	1,509	1,966	-316
Central High	030	High	9-12	1,202	535	0	+1,202
East Side High	040	High	9-12	1,477	1,512	1,749	-272
Malcolm X Shabazz	050	High	9-12	1,423	1,309	2,577	-1,154
Marcus Garvey	043	UNASSIGNED					
Montgomery Alternative	540	High	9-12	357	179	234	+123
Science High (LEASED)	055	High/Magnet	9-12	446	521	741	-295
Technology High****	056	High/Magnet	9-12	715	610	689	+26
University High	057	Jr. High/High	7-12	864	600	1,112	-248
Weequahic High	070	High	9-12	786	895	1,410	-624
West Kinney Alternative	045	High/Alternative	9-12	625	421	518	+107
West Side High/Nwk Evening	080	High/Adult	9-12/Adult	868	1,087	1,325	-457
SLT II TOTALS				**11,230**	**9,736**	**13,089**	**-1,859**

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TABLE II.1 *(continued)* Existing Conditions: Infrastructure Issues

SCHOOL ID		INFRASTRUCTURE ISSUES (does not address educational adequacy)														
		Site Size	DATES OF CONSTRUCTION/SF									Deficiency Correction Budget	Building Replacement Value	FACILTY CONDITION INDEX		
			Total	Original Bldg.		Addition 1		Addition 2		Addition 3				Good	Fair	Poor
Name	NJDOE Number	(acres)	GSF	Year	SF	Year	SF	Year	SF	Year	SF			0-0.05	0.05-0.10	0.10+
SLT II																
Arts High	010	1.15	200,000	1931	100,000	1996	100,000					3,391,472	25,000,000			0.1357
Barringer High	020	5.99	295,480	1964	295,480							12,798,738	36,935,000			0.3465
Central High	030	1.58	207,365	1911	167,365	1974	40,000					8,083,718	25,920,625			0.3119
East Side High	040	1.69	225,600	1912	86,000	1926	50,000	1955	24,000	1982	65,600	8,486,222	28,200,000			0.3009
Malcolm X Shabazz	050	4.36	329,630	1914	115,445	1976	214,185					8,815,910	41,203,750			0.2140
Marcus Garvey	043	1.31	75,140	1906	75,140							4,241,834	9,392,500			0.4516
Montgomery Alternative	540	2.80	115,485	1890	51,135	1965	64,350					4,594,027	14,435,625			0.3182
Science High (LEASED)	055		60,000	1910	60,000							2,328,346	7,500,000			0.3104
Technology High****	056	2.50	149,620	1920	79,090	1960	70,530					6,894,139	18,702,500			0.3686
University High	057	3.08	148,015	1957	199,015							6,441,061	18,626,875			0.3458
Weequahic High	070	2.00	186,125	1933	171,490	1976	14,655					6,813,199	23,265,625			0.2928
West Kinney Alternative	045	4.26	157,390	1957	157,390							8,267,810	19,673,750			0.4202
West Side High/Nwk Evening	060	5.18	165,255	1926	145,255	1982	20,000					7,216,742	18,156,875			0.3975
SLT II TOTALS		**35.90**	**2,316,105**									**$ 88,373,218**	**$ 287,013,125**			

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Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table II.2 calculates the Facilities Condition Index for each SLT II school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project.Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. *(This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change, however, does not allow the calculation of an FCI that includes all cited deficiencies.)*

The major findings of the Facility Condition Index analysis are as follows:

- All SLT II schools have a FCI greater than 0.10, which indicates that the facilities are in poor condition. In many cases, however, this rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy and/or to correct grandfathered current code deficiencies.

- Despite recent construction, Arts High School marginally falls within the "poor" classification due to roof and other functional deficiencies.

No school has a deficiency correction budget that exceeds replacement costs, with most correction budgets ranging from 20% to 40% of replacement costs.

TABLE II.2

Facility Condition Report

School Name	Building Replacement Value	Deficiency Correction Budget	FAC. CONDITION INDEX (FCI) Good 0-0.05	Fair 0.05-0.10	Poor 0.10+	Deficency Target (10% of Repl. Value)	Variance (min. to be corrected)
Arts High	25,000,000	3,391,472			0.14	2,500,000	891,472
Barringer High	36,935,000	12,798,738			0.35	3,693,500	9,105,238
Central High	25,920,625	8,083,718			0.31	2,592,063	5,491,656
East Side High	28,200,000	8,486,222			0.30	2,820,000	5,666,222
Malcolm X Shabazz	41,203,750	8,815,910			0.21	4,120,375	4,695,535
Marcus Garvey (VACANT)	9,392,500	4,241,834			0.45	939,250	3,302,584
Montgomery Alternative	14,435,625	4,594,027			0.32	1,443,563	3,150,465
Science High (LEASED)	7,500,000	2,328,346			0.31	750,000	1,578,346
Technology High	18,702,500	6,894,139			0.37	1,870,250	5,023,889
University High	18,626,875	6,441,061			0.35	1,862,688	4,578,374
Weequahic High	23,265,625	6,813,199			0.29	2,326,563	4,486,637
West Kinney Alternative	19,673,750	8,267,810			0.42	1,967,375	6,300,435
West Side High/Nwk Evening	18,156,875	7,216,742			0.40	1,815,688	5,401,055
SLT II TOTALS	**$ 287,013,125**	**$ 88,373,218**				**$ 28,701,313**	**$ 59,671,906**

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SLT II

Gross Square Feet per Student

The table below examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity, based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Only two SLT II schools do not exceed Abbott District Model parameters when square footage is compared to existing enrollments. All but one exceed the Abbott District Model square footage allowance based on capacity.

MAJOR CONSIDERATIONS

- The variation between the ratios based on current enrollments and building capacity results from the number of classrooms that are considered too small to contribute capacity or that have prorated class sizes below the prescribed mode. Also, several schools are not filled to capacity due to population loss in that area.
- Most schools provide specialized instruction and vocational education spaces that are not included in the Abbott model.
- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today.

Most schools conform to the Abbott Model allowance for net square feet per student, but have a net square feet grossing factor that exceeds the Abbott Model allowance of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. The Abbott Model grossing factor is much less than the actual factor found in the existing high schools as well as that typical in new multi-story high school construction. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

TABLE II.3 Gross Square Feet per Student

School Name	Grades	Existing GSF	Abbott Model Target GSF/Student	1998-1999 Enrollment*	GSF/ Student	Deviation from Abbott Model (GSF/Student)	Existing Capacity as per NJDOE methodology	GSF/ Student	Deviation from Abbott Model (GSF/Student)
Arts High	9-12	200,000	151.35	558	358.42	+207.07	817	244.80	+93.45
Barringer High	9-12	295,480	151.35	1,509	195.81	+44.46	1650	179.08	+27.73
Central High	9-12	207,365	151.35	535	387.60	+236.25	1202	172.52	+21.17
East Side High	9-12	225,600	151.35	1,512	149.21	**-2.14**	1477	152.74	+1.39
Malcolm X Shabazz	9-12	329,630	151.35	1,309	251.82	+100.47	1423	231.64	+80.29
Marcus Garvey	UNASSIGNED	75,140							
Montgomery Alternative	9-12/Alternative	115,485	no model	179	645.17		357	323.49	
Science High (LEASED)	9-12	60,000	151.35	521	115.16	**-36.19**	446	134.53	**-16.82**
Technology High	9-12	149,620	151.35	610	245.28	+93.93	715	209.26	+57.91
University High	7-12	149,015	151.35	600	248.36	+97.01	864	172.47	+21.12
Weequahic High	9-12	186,125	151.35	895	207.96	+56.61	786	236.80	+85.45
West Kinney Alternative	UNASSIGNED	157,390	no model	421	373.85		625	251.82	
West Side High/Nwk Evening	9-12/Adult	165,255	151.35	1,087	152.03	+0.68	868	190.39	+39.04
SLT II TOTALS		**2,316,105**	151.35	**9,736**	**237.89**	+86.54	**11,230**	**206.24**	+54.89

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SLT II

Facility Model Space Analysis

The table below lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model, though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT *(noted with "●").*
- Spaces which are part of the Newark Facilities Model but are not provided *(noted with "❍").*
- Parity issues among schools.

(Grey spaces indicate that the program space is not applicable for a particular school.)

TABLE II.4 Program Space Model Analysis

SPECIALIZED INSTRUCTION SPACES

● = existing dedicated space *(may be inadequate)*; μ = missing model space

School Name	Art Studio	Auditorium	Auto Shop	Business Procedures Lab	CAD Lab	Cafeteria	Career Lab	Computer Lab	Dance-Drama Lab	Electronics Lab	Foods Lab	Graphic Arts Lab	Gymnasium	Instrumental Music Room	ITV Room	Large Group Instruct. Rm.	Life Skills Demo. Room	Machine Shop	Media Center	Metal shop	Music Keyboard Classroom	Music/Choral Room	Plastics Shop	Science Demo. Room	Science Lab	Sewing Lab	Videography/TV Studio	Wood Shop
TRADITIONAL/ALTERNATIVE:																												
Barringer High	λ	λ		λ	λ	λ	μ	λ	μ	λ	λ	λ	λ	λ	μ	μ			λ	λ		λ		λ	λ	λ		λ
Central High	λ	λ		λ	λ	λ	μ	λ		λ	λ	λ	λ		μ	μ			λ	λ		λ		λ	λ	λ		λ
East Side High	λ	λ	λ	λ	λ	λ	μ	λ		λ	λ		λ	λ	μ	μ	μ	λ	λ			λ	λ	λ	λ			λ
Malcolm X Shabazz	λ	λ	λ		λ	λ	μ	λ			λ	λ	λ	λ	μ	λ	λ		λ	λ		λ		λ	λ	λ		λ
Montgomery Street Alternative	λ	λ	λ			λ	μ	λ			λ	λ	λ		μ	μ	λ	λ	λ			λ				λ		λ
Weequahic High	λ	λ				λ	μ	λ			λ	λ	λ	λ	μ	μ			λ			λ		λ	λ	λ		λ
West Kinney Alternative	λ	λ				λ	μ	λ			λ	λ	λ	λ	μ	μ	λ		λ					λ	λ			λ
West Side High/Nwk Evening	λ	λ	λ	λ		λ	μ	λ			λ	λ	λ	λ	μ	μ			λ			λ		λ	λ	λ		λ
MAGNET HIGH SCHOOLS:																												
Arts High	λ	λ				λ	μ	λ	λ			μ	λ	λ	μ	λ			λ		λ	λ		λ	λ		λ	
Science High (LEASED)	μ	λ				λ	μ	λ					λ	λ	μ	μ			λ			λ		λ	λ			
Technology High	λ	λ	λ	λ		λ	μ	λ	μ	λ		λ	λ	λ	μ	μ		λ	λ			λ		μ	λ		λ	λ
University High	λ	λ			λ	λ	μ	λ					λ	λ	μ	μ	λ		λ			λ		μ	λ			

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SLT II

The Plan and Basis for Development

The proposed plan responds to the district's educational programs and facilities objectives, as well as to the previously described deficiencies. Due to the ages of the buildings and program obsolescence, most SLT II schools require replacement or significant upgrades and restructuring. Collectively, the plan for SLT II includes three new schools on new sites and the renovation and/or expansion of the remaining nine schools. A summary of the existing and proposed use of each building is provided in Table II.6.

CRITICAL CONSIDERATIONS

- Obsolete schools are eliminated.
- Large schools are restructured into smaller "academies."
- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the "Educational Programs Summary Report" and the "District Facilities Model" included in the next section of this report.

The proposed plan was computed to have an estimated budget of $387,401,463 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark. The budget includes allowances for project overhead and "soft" costs (professional fees, contingencies, furniture, etc.), inflation, and site acquisition costs based on estimated land value and size assumptions.

SLT II

SLT II Facilities Model

SCHOOL GRADE ALIGNMENT SLT II consists of Newark's public high schools. The high schools are located throughout the city and include six academic/comprehensive high schools that serve students in a particular geographical area and two alternative high schools and four magnet high schools that draw students from the entire city. All schools serve grades 9-12 except University High, which currently houses grades 7-12.

Newark's public high schools will be undergoing a comprehensive restructuring into themed schools of choice. All schools will accommodate grades 9-12.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT II, based on the 900-student high school capacity advocated in the Abbott District High School Facilities Model, for current and projected SLT II enrollments is calculated in Table II.5.

At the present time, SLT II operates a total of twelve schools. School enrollments for the 1998-99 school year, excluding the alternative schools, ranged from a low of 521 students to a high of 1,512 students. Of the twelve schools, eight offer less capacity than that advocated in the Abbott Model.

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical given the existing facilities and student demographics. As illustrated in the table below, this would require one additional school if the target school capacity were achieved for existing enrollments and three additional schools for the projected enrollments.

NOTES (TABLE II.6)

* NJDOE Project Web Site automated capacity calculation is not used since all capacity-generating spaces are not included; Capacity calculation includes all classrooms that can be scheduled for all least six periods/day.

** Based on school level cohorts; Assumes a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Technology High site is state-owned.

TABLE II.5 SLT II Facilities Model

EXISTING	*PROPOSED*
ENTIRE SLT	
(12) Buildings (excluding Gateway School)	**(12) Buildings** (excluding Gateway School)
COMPREHENSIVE HIGH SCHOOLS	
(6) Buildings	**(6) Buildings** *scope of work:* (2) new schools on new sites (4) renovation/addition projects
MAGNET HIGH SCHOOLS	
(4) Buildings	**(4) Buildings** *scope of work:* (1) new school on new site (2) renovation/addition projects (1) minor renovation
ALTERNATIVE HIGH SCHOOLS	
(2) Buildings	**(2) Buildings** *scope of work:* (2) renovation projects

TOTAL ESTIMATED COST (per NJDOE unit costs):
$387,401,463

TABLE II.6 SLT II Proposed Redevelopment Plan

SCHOOL ID		EXISTING									
		SITE / INFRASTRUCTURE DATA				USE / CAPACITY DATA					
									1998-99 Enrollments		
School Name	NJDOE Number	Original Building Age	Total GSF	Facility Condition Index	Site Size (acres)	School Type	Grades	Optim. Capacity 85% util*	Total Enroll.	Self-Cont. SE	Proj. Enroll.** (by School)
SLT II											
Arts High	010	1931/1996 ren	200,000	0.1357	1.15	Magnet HS	9-12	817	558	0	768
Barringer High	020	1964	295,480	0.3465	5.99	HS	9-12	1,650	1,509	161	1,966
Central High	030	1911	207,365	0.3119	1.58	HS	9-12	1,202	535	45	0
East Side High	040	1912	225,600	0.3009	1.69	HS	9-12	1,477	1,512	130	1,749
Malcolm X Shabazz	050	1914	329,630	0.2140	4.36	HS	9-12	1,423	1,309	0	2,577
Marcus Garvey	043	1906	75,140	0.4516	1.31	UNASSIGNED					
Montgomery Alternative	540	1890	115,485	0.3182	2.80	SE HS	9-12	357	179	179	234
Science High (LEASED)	055	1910	60,000	0.3104	0.00	Magnet HS	9-12	446	521	0	741
Technology High***	056	1920	149,620	0.3686	2.50	Magnet HS; SCT	9-12	715	610	107	689
University High	057	1957	149,015	0.3458	3.08	Magnet Jr./Sr. HS	7-12	864	600	48	1,112
Weequahic High	070	1933	186,125	0.2928	2.00	HS	9-12	786	895	82	1,410
West Kinney Alternative	045	1957	157,380	0.4202	4.26	Alternative HS	9-12	625	421	44	518
West Side High/Nwk Evening	080	1926	165,255	0.3975	5.18	HS/Adult	9-12/Adult	868	1,087	0	1,325
Gateway Academy (SLT I)											
SLT II TOTALS			2,316,105		35.90			11,230	9,736	796	13,089

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TABLE II.6 *(continued)*

SLT II Proposed Redevelopment Plan

SCHOOL ID		PROPOSED									
		USE / CAPACITY DATA			CONSTRUCTION ISSUES						
			Proposed Capacity			Square Feet		Site			
School Name	NJDOE Number	School Type	Grades	Target Capacity	Self-Cont SE	Scope of Work	Total Proposed	New Construction	Status	Preliminary Est. Acquisition Costs	Proposed Construction Start	Estimated Cost (as per NJDOE)
SLT II:												
Arts High	010	Magnet HS	9-12	600	60	Minor renovation	200,000		Same site		Year 5	6,167,928
Barringer High	020	HS	9-12	1,800	180	Renovation/Addition (4 Academies)	302,680	7,200	Same site		Year 4	31,627,985
Central High	030	HS	9-12	1,200	120	New school	270,100	270,100	New site	2,000,000	Year 1	48,592,259
East Side High	040	HS	9-12	1,800	180	New school (4 Academies)	347,857	347,857	New site	6,000,000	Year 2	68,900,278
Malcolm X Shabazz	050	HS	9-12	1,600	160	Renovation/Addition (4 Academies)	332,030	2,400	Same site		Year 4	27,260,101
Marcus Garvey	043					Demolition (incl. w. Science Park)						-
Montgomery Alternative	540	SE HS	9-12	250	250	Renovation	115,485		Same site		Year 4	7,445,803
Science High (LEASED)	055	Magnet HS	9-12	800	80	New Science Park High School	224,625	224,625	New site/Expand M. Garvey	3,000,000	Year 1	42,266,280
Technology High[2]	056	Magnet HS, SLT Offices	9-12	800	80	Renovation/Addition	175,574	24,954	Expand site	2,000,000	Year 5	23,271,467
University High	057	Magnet HS	9-12	900	90	Renovation/Addition	208,462	78,456	Expand site	1,500,000	Year 4	27,120,934
Weequahic High	070	HS	9-12	900	90	Renovation/Addition	223,645	37,520	Same site		Year 3	22,786,638
West Kinney Alternative	045	Alternative HS	9-12	500	50	Renovation	157,390		Same site		Year 3	39,480,795
West Side High/Nwk Evening	080	HS/Adult	9-12 Adult	1,600	160	Renovation/Addition (4 Academies)	287,569	122,314	Expand site	3,000,000	Year 4	42,480,795
Lafayette Academy (SLT)		Alternative HS	9-12	100	0	Leased (to open Fall 1999)	30,000		Same site		n/a	
SLT II TOTALS				12,050	1,500		2,875,617	1,115,426		$ 17,500,000		$ 387,401,463

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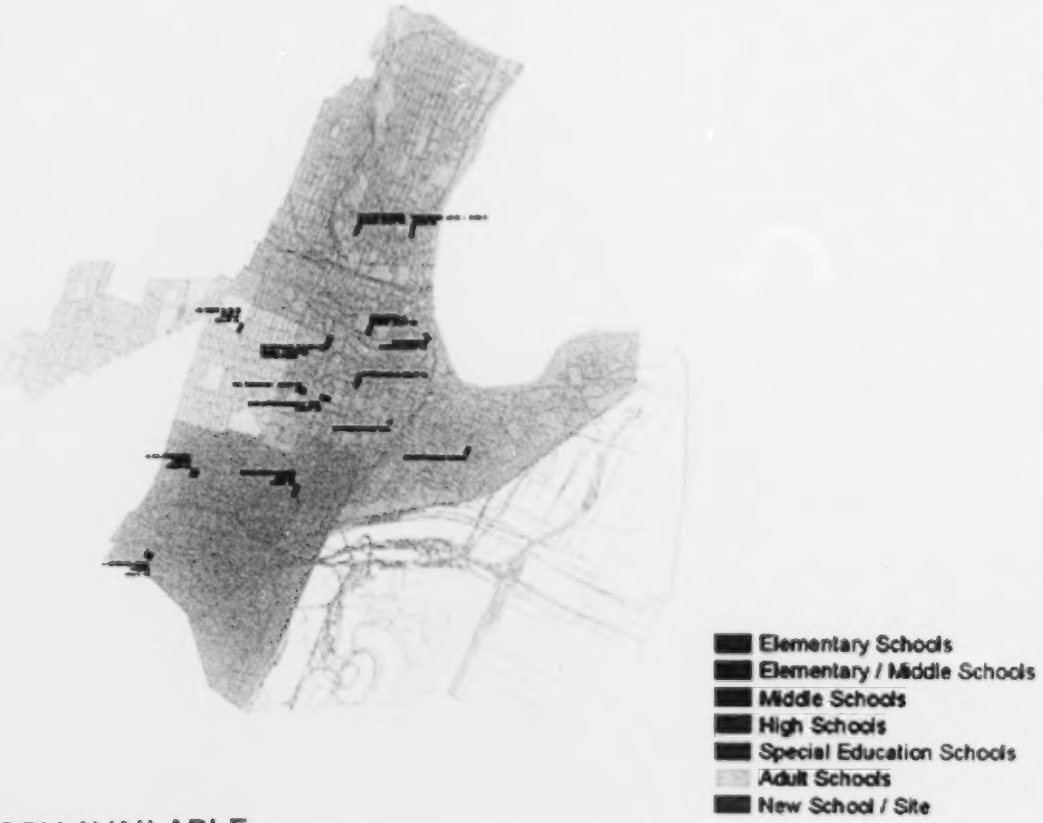
MAP II.1

SLT II Existing Locations



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MAP II.2

SLT II Proposed Redevelopment

- Elementary Schools
- Elementary / Middle Schools
- Middle Schools
- High Schools
- Special Education Schools
- Adult Schools
- New School / Site

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SLT II

Building Development Considerations

Individual facility considerations that shaped the Facilities Management Plan for SLT II are as follows:

SLT II **Central High School** (1911/1974)
Science High School (1910 – leased)

Programs of requirements, educational specifications, and site evaluations have been prepared for replacement buildings for both schools. Construction of both projects is scheduled to start in 2000, subject to funding.

The existing Central High is housed in an obsolete building and is in the process of being phased out, to be replaced by a New Central High for 1,200 students located on a six-acre site at 18th Avenue and Boyd Street. The New Central High will be a comprehensive high school with four academies: Health/Science, Business/Computer Applications, and Technology.

The new Science Park High School will replace the existing magnet high school, which occupies leased quarters in a downtown building that is thoroughly obsolete and educationally inadequate. Science Park High School will be a model high school for 800 students and is being jointly sponsored by University Heights Science Park and The Newark Public Schools. It will occupy a site near Science Park and adjacent to the major institutions on University Heights—either the existing Central High site or an expanded site surrounding the existing Marcus Garvey School.

SLT II **East Side High School** (1912/1926/1955/1982)
A new East Side High is proposed to alleviate current and projected overcrowding in the Ironbound district, to replace a largely obsolete high school with portions dating from 1912 and 1926, and to free space for a new middle school to meet capacity needs and balance enrollments in the elementary schools. Most of the existing school building is obsolete, in poor condition, and educationally inadequate as a high school. It is also inefficiently organized due to multiple additions. The New East Side High will be a comprehensive high school for 1,800 students based on four articulated academies of approximately 450 students each. A new site in the Ironbound District is under discussion with the City.

SLT II **Barringer High School** (1964)
Malcolm X, Shabazz High School (1914/1976)
Weequahic High School (1933/1976)
West Side High School (1926/1982)
Although needing a substantial amount of remedial work, these buildings are basically sound and can be feasibly renovated and expanded to meet program needs. The schools will continue as comprehensive high schools. Because they are serve large student populations, a comprehensive reorganization into academies or houses is proposed. Barringer will house 1,800 students in four academies, Shabazz and West Side will house 1,600 students in four academies, and Wequahic 900 students in two academies. All existing sites are sufficient for the additions except for the West Side site, which will need to be expanded. Use of temporary classroom facilities may be needed to facilitate the renovations.

SLT II **Montgomery Alternative High School** (1890/1965)
West Kinney Alternative High School (1957)

Both schools are proposed to continue as alternative schools. They will be renovated to remedy existing deficiencies and certain educational inadequacies.

SLT II **Arts High School** (1931/1996)
Technology High School (1920/1960)
University High School (1957)

These three magnet high schools will remain, but require some renovations to correct existing deficiencies. Arts High, which received an addition and renovation in 1996, requires only minor renovation to remove certain roofing and ventilation deficiencies that were not addressed in the 1996 renovation. Technology and University Highs will require more extensive renovations and additions as magnet high schools to house 800 and 900 students respectively. Both will require some expansion of existing sites. University may need temporary classrooms to facilitate the renovations.

SLT II **Marcus Garvey** (1908)

This building is antiquated and in very poor condition. It is currently closed except for some adult programs and was last used as the location of High School Redirection, a program for pregnant teenagers, which is now housed at West Kinney. It is proposed to demolish the Marcus Garvey building and use the site along with other properties (many already owned by the district), as the site of a new school, probably Science Park High School.

SLT II **Gateway Academy** (1999 - leased)

This is a new program for school-age children released from incarceration. The new leased facility at 200 Washington Street is intended to house about 100 students, and may serve as a pilot for other similar facilities located in other sectors of the city.

SLT II

Cost & Funding Allowance Summary

Of the proposed $387,401,463 total project budget for SLT II, $318,721,806 falls within the proposed funding allowance.

Table II.7 summarizes cost and funding data for each project included in the SLT II Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Pages 20-21).

TABLE II.7 SLT II Cost & Funding Allowance Summary

SLT II Building Name	Construction Cost	Construction Funding	Site Acquisition Cost	Site Funding	Project Total	Project Funding Allowance
Arts High School	6,167,928	11,514,172	-	-	6,167,928	6,167,928
Barringer High School	31,627,985	32,461,087	-	-	31,627,985	31,627,985
Central High School	46,592,259	33,763,630	2,000,000	2,000,000	48,592,259	35,763,630
East Side High School	62,900,278	44,696,177	6,000,000	6,000,000	68,900,278	50,696,177
Malcolm X Shabazz High School	27,260,101	36,974,891	-	-	27,260,101	27,260,101
Montgomery Alternative High School	7,445,803	11,143,083	-	-	7,445,803	7,445,803
Science Park High School	39,266,280	22,945,396	3,000,000	3,000,000	42,266,280	25,945,396
Technology High School	21,271,467	21,344,278	2,000,000	2,000,000	23,271,467	23,271,467
University High School	25,620,934	29,597,261	1,500,000	1,500,000	27,120,934	27,120,934
Weequahic High School	22,786,838	27,347,845	-	-	22,786,838	22,786,838
West Kinney Alternative High School	39,480,795	18,154,751	-	-	39,480,795	18,154,751
West Side High School/Newark Evening School	39,480,795	39,994,716	3,000,000	3,000,000	42,480,795	42,480,795
Totals	$ 369,901,463	$ 329,937,287	$ 17,500,000	$ 17,500,000	**$ 387,401,463**	**$ 318,721,806**

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Efficiency Evaluation

Table II.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT II school in the table, it can be seen that most of the "excess" square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT II schools is 1.68. Compared to the Abbott Model allowance of 1.40, this grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.
- Single-loaded corridors around a large centrally located interior space such as an auditorium.
- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed. The remaining excess proposed square footage in a few schools results from the provision of spaces that are not included in the Abbott Model. However, this does not exceed program space types that are currently provided in the schools. Also, the proposed capacity of most schools exceeds the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

* Grossing factors should be viewed as preliminary pending more detailed analysis.

** NJDOE Project Web Site automated capacity calculation is not used since all capacity-generating spaces are not included; Capacity calculation includes all clrms. that can be scheduled for all least six periods/day (See Space Programs/Detailed Project Reports).

*** GSF/Student and NSF/Student does not include SF for SLT offices.

TABLE II.8 SLT II Efficiency Evaluation

		EXISTING								
				Gross SF/Student Analysis				Net SF/ Student Analysis			
SCHOOL	School Type	Optim. Capacity 85% util**	Existing Grossing Factor*	Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess
SLT II:											
Arts High	Magnet HS	817	1.67	200,000	244.80	151.35	+93.45	119,914	146.77	108.11	+38.66
Barringer High	HS	1,650	1.69	295,480	179.08	151.35	+27.73	174,427	86.95	108.11	-21.16
Central High	HS	1,202	1.84	207,365	172.52	151.35	+21.17	112,586	93.67	108.11	-14.44
East Side High	HS	1,477	1.47	225,600	152.74	151.35	+1.39	153,106	103.66	108.11	-4.45
Malcolm X Shabazz	HS	1,423	1.82	329,630	173.91	151.35	+22.56	180,796	89.58	108.11	-18.53
Montgomery Alternative	SE / HS	357	1.66	115,485		no model		69,736		no model	
Science High (LEASED)	Magnet HS	446	1.52	60,000	134.53	151.35	-16.82	39,486	86.95	108.11	-21.16
Technology High***	Magnet HS	715	1.72	149,620	170.72	151.35	+19.37	86,971	96.19	108.11	-11.92
University High	Magnet HS	864	1.76	149,015	172.47	151.35	+21.12	84,846	98.20	108.11	-9.91
Weequahic High	HS	786	1.75	186,125	173.91	151.35	+22.56	106,130	89.58	108.11	-18.53
West Kinney Alternative	Alternative HS	625	1.47	157,390		no model		106,744		no model	
West Side High/Nwk Evening	HS Adult	868	1.76	165,255	190.39	151.35	+39.04	94,027	108.33	108.11	+0.22
SLT II:		11,230	1.68	2,240,965	176.51	151.35	+25.16	1,328,769	99.99	108.11	-8.12

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TABLE II.8 *(continued)* SLT II Efficiency Evaluation

SCHOOL	School Type	Max Capacity	Proposed Grossing Factor*	PROPOSED Gross SF/Student Analysis: Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	PROPOSED Net SF/ Student Analysis: Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess	Proposed Program SF in Excess of Abbott Model
SLT II:												
Arts High	Magnet HS	904	1.67	200,000	221.24	151.35	+69.89	119,014	132.65	108.11	+24.54	21,580
Barringer High	HS	2,028	1.55	302,680	149.25	151.35	-2.10	194,813	96.06	108.11	-12.05	-9,642
Central High	HS	1,552	1.52	270,100	174.03	151.35	+22.68	178,002	114.69	108.11	+6.58	8,850
East Side High	HS	2,056	1.60	347,857	169.19	151.35	+17.84	217,410	105.74	108.11	-2.37	-256
Malcolm X Shabazz	HS	1,837	1.76	332,030	180.75	151.35	+29.40	188,601	102.67	108.11	-5.44	-1,062
Montgomery Alternative	SE HS	360	1.61	115,485		no model		71,890		no model		
Science High (LEASED)	Magnet HS	1,056	1.50	224,625	212.71	151.35	+61.36	149,968	142.02	108.11	+33.91	46,335
Technology High***	Magnet HS	1,008	1.46	175,574	173.19	151.35	+21.84	120,252	119.30	108.11	+11.19	5,520
University High	Magnet HS	1,165	1.60	208,462	178.94	151.35	+27.59	130,599	112.10	108.11	+3.99	4,650
Weequahic High	HS	1,085	1.66	223,645	206.12	151.35	+54.77	134,483	123.95	108.11	+15.84	8,330
West Kinney Alternative	Alternative HS	618	1.52	157,390		no model		103,421		no model		
West Side High/Nwk Evening	HS/Adult	1,868	1.56	287,569	153.94	151.35	+2.59	184,559	98.80	108.11	-9.31	-1,387
SLT II		15,537	1.58	2,845,417	181.94	151.35	+30.59	1,793,912	114.80	108.11	+6.69	82,918

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SLT II

Implementation Schedule

SLT II SCHEDULE ISSUES Except for Science and Central High replacement projects that are currently in programming and site acquisition as Year 1 projects, most of the high school projects involve renovations and additions. These projects have been distributed in Years 3 through 5 depending upon site acquisition or sequencing needs. East Side High is slated for replacement in Year 2 on a new site to be acquired in Year 1 in order to vacate the existing site for a new middle school in SLT I in Year 4.

TABLE II.9 SLT II Proposed Redevelopment Plan Schedule

School Name	Scope of Work	Grades	Target Capacity	Construction Start				
				2000	2001	2002	2003	2004
Arts High	Minor renovation	9-12	600					
Barringer High	Renovation/Addition (4 Academies)	9-12	1,800					
Central High	New school	9-12	1,200					
East Side High	New school (4 Academies)	9-12	1,800					
Malcolm X Shabazz	Renovation/Addition (4 Academies)	9-12	1,600					
Montgomery Alternative	Renovation	9-12	250					
Science High (LEASED)	New school	9-12	800					
Technology High	Renovation/Addition	9-12	800					
University High	Renovation/Addition	9-12	900					
Weequahic High	Renovation/Addition	9-12	900					
West Kinney Alternative	Renovation	9-12	500					
West Side High/Nwk Evening	Renovation/Addition (4 Academies)	9-12/Adult	1,600					
Gateway Academy	Leased (to open Fall 1999)	9-12	100					
SLT II TOTALS			**12,850**					

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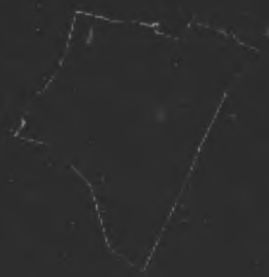
SLT III



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SLT III

Summary of Findings

School Leadership Team III consists of sixteen physical sites and Bruce Street School for the Deaf, which is housed in George Washington Carver Elementary School. Although SLT III has been designated to serve the South Ward of the district, Louise A. Spencer Elementary School is located in the hub of the Central Ward. Two other sites, Miller Street Elementary School and Dayton Street School, are considered to be located on the edge of the East Ward of the district. In addition, highway construction (Route 78) has separated some of the schools and in some cases, makes accessibility very difficult.

While enrollment at many of the schools has decreased over the past years due to the demolition of housing, a tremendous amount of redevelopment is being realized throughout the SLT III area. Townhouses are built and opening in the area served by the Avon Avenue Elementary School. Apartment houses have been refurbished along Elizabeth Avenue, affecting Maple Avenue and Maple Avenue Annex. In addition, a large townhouse development is being planned for the area served by the Dayton Street School.

The majority of students attending schools in SLT III receive free lunch. This is an indication of the economic condition of the area. As a result, many students come to school in need of health and social attention. Many extended day programs have been developed at the schools to provide enhanced academic programs and safe environments for our students during after school hours. "Schools of Promise" is an initiative being implemented at four of the schools. These schools provide an intense after-school program as well as comprehensive medical and dental services for all students. In addition, two schools have school-based health clinics to serve students.

Project Grad has been a major initiative implemented in eight schools that feed into Malcolm X Shabazz High School. This project allows the vision and guarantee of all students to attend college a reality. Along with Project Grad come the following programs: Consistency Management and Cooperative Discipline, Communities In Schools (addressing the whole child and providing necessary resources to the students and their families), and the whole school reform model, Success For All.

Due to the age of the schools and the new restructuring initiatives that are currently being implemented at many of the sites, there is a need for new schools and major renovation in School Leadership Team III.

STATUS OF EXISTING FACILITIES

Critical facilities issues that shaped the proposed Facilities Management Plan for SLT III are summarized below. A statistical summary with infrastructure, capacity, projected enrollment, and unhoused student data for each school is provided in Table III.1.

PHYSICAL PLANT

- The average age of the original section of an SLT III school is 65 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a

Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.

- Eight of the sixteen buildings operated by SLT III were built prior to 1930. The newest school was constructed twenty years ago.

- All SLT III schools requires significant upgrades to repair or replace items that are no longer functional, to replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.

- The projected cost to correct all functional, life cycle and current code deficiencies identified in the sixteen buildings operated by The Newark Public Schools in SLT III was calculated to be $78,337,683. (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT III buildings totals $191,019,375.

- All SLT III schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies.

- No school has a deficiency correction budget that exceeds replacement cost. Seven buildings, however, have deficiency correction budgets that exceed 50% of replacement costs, with one approaching 75%.

CAPACITY

- Only four SLT III schools do not have adequate existing capacity, based on current room uses, to adequately accommodate projected enrollments.

- SLT III generally corresponds to Newark's South Ward, which has lost a significant amount of its population since the 1980s, particularly in the northern section. This loss of population has caused six schools to have significant surplus capacity.

- Highway I-78, which physically separates SLT III into northern and southern sections, poses a physical barrier that prevents students from traveling to less crowded schools on the other side of the highway. Also, schools with excess capacity are not appropriately located to help alleviate overcrowding while maintaining the district's "neighborhood" school and walking policy in other more remote areas of the SLT.

- NJDOE Abbott Model class size and classroom square footage standards have reduced school capacities. *(See typical classroom sizes on summary table.)* Many schools have classroom sizes that should only house 18 students or less, although 22-25 students are now typically assigned to these spaces.

- The provision of specialized spaces that are needed to appropriately deliver the Core Curriculum Content Standards and address the needs of Newark's students within existing facilities will further reduce existing school capacities.

PROGRAM SPACES

- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies or programs. Also, many spaces advocated in the Newark Facilities Model, as discussed in the Educational Programs Summary Report, which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based, technology infused instruction, and the particularized needs of Newark's students, are not provided or are inadequately provided.

- Many schools have basement instructional spaces that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT III consists of five elementary schools and eleven combined elementary/middle schools, one of which has a special education program. Two of the sixteen buildings are "annexes" located on nearby or remote sites. The schools consist of varying grade alignments, including K-8, K-6, K-2, 3-8 and 4-8. It is a district objective to create separate K-5 elementary and 6-8 middle schools as much as feasible, whether this be achieved through separate schools or "schools-within-a-school."

- General education schools in SLT III presently serve from 338 to 1,323 students. A few schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model while others have large student populations that exceed the 460-student elementary school and 675-student middle school sizes advocated in the Abbott Model. It is a district objective to conform to the Abbott Model as much as feasible given existing facilities and geographical sending areas.

PARTICULARIZED CONDITIONS & NEEDS

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 in order to promote parent and community involvement. Since students are assigned to schools on a geographical basis, it is critical that equal accommodations be provided in each school throughout the district so that each student is offered the same opportunities and experiences.

- Bus transportation is typically not provided to general education students. Traffic congestion, geographical barriers such as highways, the size of the district, and the lack of appropriate student drop-off areas at the schools are not conducive to mass busing.

- Newark is a densely populated community with a scarcity of available open land. Many schools currently offer little or no on-site parking or play areas.

SLT III

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.
- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on $125 per square foot as directed by NJDOE.
- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).
- Capacity calculations are based on prescribed NJDOE methodologies.

NOTES

* Existing enrollments do not include charter school students.

** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.

TABLE III.1 Existing Conditions: Capacity and Enrollment

SCHOOL ID		CURRENT USE		CAPACITY & ENROLLMENT				
Name	NJDOE Number	Type	Grades	**Capacity as per NJDOE**	1998-99 Actual Enroll.*	Proj. Enroll.** (by Sch.)	**Proj. Missing Capacity**	Typical Clrm. Size
SLT III North:								
Avon Avenue	220	Elem./Middle	K-8	488	520	574	-86	640-850 sf
Belmont-Runyon	225	Elem.	PK-6	362	338	331	+31	700-970 sf
Bragaw Avenue	250	Elem./Middle	K-8	484	394	316	+168	600-820 sf
Clinton Avenue	353	Elem.	K-3	309	400	266	+43	670-720 sf
Hawthorne Avenue	470	Elem./Middle	K-8	510	406	387	+123	675-950 sf
Louise A. Spencer	495	Elem./Middle	PK-8	1,055	1,323	1,097	-42	650-960 sf
Madison	500	Elem.	PK-6	715	747	654	+61	645-750 sf
Miller Street	530	Elem./Middle	K-8	665	530	663	+2	660-860 sf
William H. Brown	230	Elem./Middle	4-8	872	460	455	+417	625-840 sf
SLT III/North TOTALS				**5,460**	**5,118**	**4,743**	**+717**	
SLT III/South:								
Chancellor Avenue	330	Elem./Middle	3-8	614	682	627	-13	600-960 sf
Chancellor Avenue Annex	335	Elem.	K-2	*incl. above*	*incl. above*	*incl. above*		
Dayton Street	370	Elem./Middle	K-8	702	411	443	+259	660-960 sf
George W. Carver/Bruce Street	290	Elem./Middle	PK-8/SE	1,168	1,119	1,077	+91	450-600 sf
Maple Avenue	510	Elem./Middle	3-8	467	654	682	-215	430-900 sf
Maple Avenue Annex	511	Elem.	K-2	*incl. above*	*incl. above*	*incl. above*		
Peshine Avenue	600	Elem./Middle	K-8	879	747	667	+212	605-985 sf
SLT III/South TOTALS				**3,830**	**3,613**	**3,496**	**+334**	
SLT III TOTALS				**9,290**	**8,731**	**8,239**	**+1,051**	

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TABLE III.1 *(continued)* Existing Conditions: Infrastructure Issues

SCHOOL ID		INFRASTRUCTURE ISSUES (not address educational adequacy)														
		Site	DATES OF CONSTRUCTION/SF								Deficiency	Building	FCI		
	NJDOE	Size	Total	Original Bldg		Addition 1		Addition 2		Addition 3		Correction	Replacement	Good	Fair	Poor
Name	Number	(acres)	GSF	Year	SF	Year	SF	Year	SF	Year	SF	Budget	Value	0-0.05	0.05-0.10	0.10+
SLT III North:																
Avon Avenue	220	2.06	93,035	1905	75,270	1925	17,765					5,566,307	11,629,375			0.48
Belmont-Runyon	225	1.24	35,585	1962	35,585							2,328,316	4,448,125			0.52
Bragaw Avenue	250	1.15	69,515	1928	69,515							5,332,923	8,689,375			0.61
Clinton Avenue	353	1.14	43,570	1969	43,570							3,256,283	5,446,250			0.60
Hawthorne Avenue	470	1.13	72,440	1895	10,000	1900	20,000	1908	20,000	1914	22,440	3,546,353	9,055,000			0.39
Louise A. Spencer	495	4.82	196,545	1976	196,545							6,546,301	24,568,125			0.27
Madison	500	1.29	92,265	1890	64,150	1926	28,115					6,284,371	11,533,125			0.54
Miller Street	530	1.49	83,855	1913	77,715	1963	6,140					5,683,967	14,599,375			0.39
William H. Brown	230	1.87	106,025	1900	70,000	1908	20,000	1963	16,025			5,218,540	13,253,125			0.39
SLT III/North TOTALS		**16.19**	**792,835**									**$ 43,763,361**	**$ 103,221,875**			
SLT III/South:																
Chancellor Avenue	330	2.80	93,035	1930	93,035							4,934,830	11,629,375			0.42
Chancellor Avenue Annex	335	3.71	46,765	1959	46,765							3,991,418	5,845,625			0.68
Dayton Street	370	2.33	134,350	1950	134,350							7,636,122	16,793,750			0.45
George W. Carver Bruce Street	290	3.98	209,500	1979	209,500							5,121,445	26,187,500			0.20
Maple Avenue	510	1.37	68,905	1924	68,905							1,949,250	8,613,125			0.23
Maple Avenue Annex	511	0.54	21,000	1954	21,000							4,444,217	2,625,000			1.69
Peshine Avenue	600	2.06	128,825	1911	70,235	1963	58,590					6,497,040	16,103,125			0.40
SLT III/South TOTALS		**16.79**	**702,380**									**$ 34,574,322**	**$ 87,797,500**			
SLT III TOTALS		**32.98**	**1,495,215**									**$ 78,337,683**	**$ 191,019,375**			

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SLT III

Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table III.2 calculates the Facilities Condition Index for each SLT III school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. (This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change, however, does not allow the calculation of an FCI that includes all cited deficiencies.)

The major findings of the Facility Condition Index analysis are as follows:

- All SLT III schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy and/or to correct grandfathered current code deficiencies.

- No school has a deficiency correction budget that exceeds replacement costs. Seven buildings, however, have deficiency correction budgets that exceed 50% of replacement costs, with one approaching 75%.

TABLE III.2

Facility Condition Report

School Name	Building Replacement Value	Deficiency Correction Budget	FAC. CONDITION INDEX (FCI) Good 0-0.05	Fair 0.05-0.10	Poor 0.10+	Deficency Target (10% of Repl. Value)	Variance (min. to be corrected)
SLT III North:							
Avon Avenue	11,629,375	5,566,307			0.4786	1,162,938	4,403,370
Belmont-Runyon	4,448,125	2,328,316			0.5234	444,813	1,883,504
Bragaw Avenue	8,689,375	5,332,923			0.6137	868,938	4,463,986
Clinton Avenue	5,446,250	3,256,283			0.5979	544,625	2,711,658
Hawthorne Avenue	9,055,000	3,546,353			0.3916	905,500	2,640,853
Louise A. Spencer	24,568,125	6,546,301			0.2665	2,456,813	4,089,489
Madison	11,533,125	6,284,371			0.5449	1,153,313	5,131,059
Miller Street	14,599,375	5,683,967			0.3893	1,459,938	4,224,030
William H. Brown	13,253,125	5,218,540			0.3938	1,325,313	3,893,228
SLT III/North TOTALS	**$ 103,221,875**	**$ 43,763,361**				**$ 10,322,188**	**$ 33,441,174**
SLT III/South:							
Chancellor Avenue	4,934,830	11,629,375			0.4243	493,483	11,135,892
Chancellor Avenue Annex	3,991,418	5,845,625			0.6828	399,142	5,446,483
Dayton Street	7,636,122	16,793,750			0.4547	763,612	16,030,138
George W. Carver Bruce Street	5,121,445	26,187,500			0.1956	512,145	25,675,356
Maple Avenue	4,444,217	8,613,125			0.5160	444,422	8,168,703
Maple Avenue Annex	1,949,250	2,625,000			0.7426	194,925	2,430,075
Peshine Avenue	6,497,040	16,103,125			0.4035	649,704	15,453,421
SLT III/South TOTALS	**34,574,322**	**87,797,500**				**3,457,432**	**84,340,068**
SLT III TOTALS	**$ 78,337,683**	**$ 191,019,375**				**$ 13,779,620**	**$ 117,781,241**

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SLT III

Gross Square Feet per Student

Table III.3 examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Only one SLT III school does not exceed the Abbott District Model parameters when square footage is compared to both existing enrollments and school capacity. Two other schools do not exceed the gross square feet per student ratio in terms of existing enrollments while two different schools do not exceed the ratio in terms of existing capacity capabilities.

MAJOR CONSIDERATIONS

- The variation between the ratios based on current enrollments and building capacity in the northern section of the SLT results from the number of classrooms that are considered too small to contribute capacity or have prorated class sizes below the prescribed model. The variation in the southern part of the SLT is due to schools that cannot be filled to capacity due to the population loss in that area.
- Most schools provide specialized instruction spaces that are not included in the Abbott model. For schools that serve elementary and/or middle school students, this includes separate auditoriums and cafeterias, art rooms, music rooms, home economics labs, technology labs, and computer labs (middle school grades only). Also, most schools provide more small group instruction rooms than prescribed in the Abbott Model in order to support existing programs.
- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today. This includes single-loaded corridors around large group spaces.
- The Abbott Model includes a grossing factor of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. This grossing factor is much less than the actual factor found in the existing schools as well as that typical in new school construction in the Abbott Districts for multi-story buildings. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

NOTES

* Existing enrollments do not include charter school students.

TABLE III.3 Gross Square Feet per Student

School Name	Grades	Existing GSF	Abbott Model Target GSF/Student	1998-1999 Enrollment*	GSF/ Student	Deviation from Abbott Model (GSF/Student)	Existing Capacity as per NJDOE methodology	GSF/ Student	Deviation from Abbott Model (GSF/Student)	Typical Classroom Size
SLT III North:										
Avon Avenue	K-8	93,035	126.96	520	178.91	+51.95	488	190.65	+63.69	640-850 sf
Belmont-Runyon	PK-6	35,585	124.90	338	105.28	**-19.62**	362	98.30	**-26.60**	700-970 sf
Bragaw Avenue	K-8	69,515	126.96	394	176.43	+49.47	484	143.63	+16.67	600-820 sf
Clinton Avenue	K-3	43,570	124.90	400	108.93	**-15.98**	309	141.00	+16.10	670-720 sf
Hawthorne Avenue	K-8	72,440	126.96	406	178.42	+51.46	510	142.04	+15.08	675-950 sf
Louise A. Spencer	PK-8	196,545	126.96	1,323	148.56	+21.60	1055	186.30	+59.34	650-960 sf
Madison	PK-6	92,265	124.90	747	123.51	**-1.39**	715	129.04	+4.14	645-750 sf
Miller Street	K-8	83,855	126.96	530	158.22	+31.26	665	126.10	**-0.86**	660-860 sf
William H. Brown	4-8	106,025	126.96	460	230.49	+103.53	872	121.59	**-5.37**	625-840 sf
SLT III North TOTALS		**792,835**	**126.27**	**5,118**	**154.91**	+28.64	**5,460**	**145.21**	+18.93	
SLT III South:										
Chancellor Avenue, incl. Annex	K-8	139,800	126.96	682	204.99	+78.03	614	227.69	+100.73	600-960 sf
Dayton Street	K-8	134,350	126.96	411	326.89	+199.93	702	191.38	+64.42	660-960 sf
George W. Carver/Bruce Street	PK-8/SE	209,500	126.96	1,119	187.22	+60.26	1168	179.37	+52.41	450-600 sf
Maple Avenue, incl. Annex	K-8	89,905	126.96	654	137.47	+10.51	467	192.52	+65.56	430-900 sf
Peshine Avenue	K-8	128,825	126.96	747	172.46	+45.50	879	146.56	+19.60	605-985 sf
SLT III South TOTALS		**702,380**	**126.96**	**3,613**	**194.40**	+67.44	**3,830**	**183.39**	+56.43	
SLT III Totals		**1,495,215**	**126.62**	**8,731**	**171.25**	+44.64	**9,290**	**160.95**	+34.33	

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SLT III

Facility Model Space Analysis

Table III.4 lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model, though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT (noted with "●").
- Spaces which are part of the Newark Facilities Model but are not provided (noted with "○").
- Parity issues among schools.

(Grey spaces indicate that the program space is not applicable for a particular school.)

MAJOR CONSIDERATIONS

- Ten of the sixteen schools in SLT III provide separate accommodations for physical education and lunch. Six schools do not have separate gymnasiums and cafeterias.
- Half of the schools have auditoriums.
- All schools have media centers and computer labs. Many of these spaces, however, do not meet the space standards of the Abbott or district facilities model.
- Only one of the sixteen schools does not have an art room. Only two schools do not have a dedicated music classroom. Many of these existing spaces, however, were former general classrooms.
- The provision of other specialized spaces, such as instrumental music rooms, science rooms, technology labs, and practical arts rooms, has typically been sacrificed to meet capacity demands or cannot be accommodated within the existing facilities without extensiye renovation.

NOTES

* If a Multi-Purpose Room is provided instead of a separate gym and cafeteria, the more appropriateuse of the space is marked as "existing."

TABLE III.4 Program Space Model Analysis

School Name	SPECIALIZED INSTRUCTION SPACES ● = existing dedicated space *(may be inadequate)*; μ = missing model space																
	Art Room	Auditorium	Cafeteria*	Career Lab	Computer Lab	Gymnasium*	Health Classroom	Home Economics Lab	Instrumental Music Room	ITV Room	Media Center	Music/Choral Room	OT/PT Room	Practical Arts Room	Science Demo. Room	Science Lab	Technology Lab
Elementary:																	
Belmont Runyon	λ	μ	λ	μ	λ	μ	μ		λ	μ	λ	λ	μ		μ		
Chancellor Avenue Annex	λ	μ	λ	μ	λ	λ	μ			μ	λ	λ	μ		μ		
Clinton Avenue	λ	μ	μ	μ	λ	λ	μ		μ	μ	λ	λ	μ		μ		
Madison Avenue	λ	λ	λ	μ	λ	λ	μ		λ	μ	λ	λ	μ		λ		
Maple Avenue	λ	μ	λ	μ	λ	μ	μ		μ	μ	λ	λ	μ		λ		
Elementary/Middle																	
Avon Avenue	λ	μ	λ	μ	λ	λ	μ	μ	λ	μ	λ	λ	μ	μ	μ	μ	μ
Bragaw Avenue	λ	λ	μ	μ	λ	λ	μ	μ	μ	μ	λ	λ	μ	μ	μ	μ	μ
William H. Brown, Jr. Academy	λ	μ	λ	μ	λ	λ	μ	μ	μ	μ	λ	λ	μ	μ	λ	λ	μ
Carver and Bruce Street	λ	λ	λ	μ	λ	λ	μ	μ	λ	μ	λ	λ	λ	μ	λ	λ	λ
Chancellor Avenue	λ	λ	μ	μ	λ	λ	μ	μ	μ	μ	λ	λ	μ	μ	μ	λ	μ
Dayton Street	λ	λ	λ	μ	λ	λ	μ	λ	μ	μ	λ	λ	μ	μ	μ	λ	μ
Hawthorne Avenue	μ	μ	λ	λ	λ	μ	μ	μ	μ	μ	λ	λ	μ	λ	μ	μ	μ
Maple Avenue	λ	λ	λ	μ	λ	λ	μ	μ	μ	μ	λ	μ	μ	μ	μ	λ	μ
Miller Street	λ	λ	λ	μ	λ	λ	μ	μ	μ	μ	λ	μ	μ	μ	μ	μ	λ
Peshine Avenue	λ	μ	λ	μ	λ	λ	μ	λ	μ	μ	λ	λ	μ	μ	μ	μ	μ
Louise A. Spencer	λ	λ	λ	μ	λ	λ	μ	μ	λ	μ	λ	λ	μ	μ	λ	λ	λ

SLT III

The Plan & Basis for Development

The proposed plan responds to the district's educational programs and facilities objectives as well as to the previously described deficiencies. Due to the ages of the buildings, changes in the location of student populations since their construction, and program obsolescence, most SLT III schools require replacement or significant renovation and expansion. Collectively, the plan for SLT III includes seven new schools on or near existing sites, one new school on a new site, and the renovation and/or expansion of five existing schools. A summary of the existing and proposed use of each building is provided in Table III.6.

CRITICAL CONSIDERATIONS

- The number of school buildings is reduced from sixteen to fourteen. One school annex is eliminated.
- Separate, appropriate elementary and middle school facilities are created, whether on separate sites or as a "school-within-a-school" on the same site.
- Inefficient schools in terms of usable space and capacity are eliminated.
- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the "Educational Programs Summary Report" and the "District Facilities Model" included in the next section of this report.

The proposed plan was computed to have an estimated budget of $292,006,296 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark. The budget includes allowances for project overhead and "soft" costs *(professional fees, contingencies, furniture, etc.)*, inflation, and site acquisition costs based on estimated land value and size assumptions.

SLT III

SLT III Facilities Model

SCHOOL GRADE ALIGNMENT SLT III currently has a mixture of school types and grade alignments. The SLT operates five elementary schools serving grades PK-6, K-3 or K-2 and eleven combined elementary/middle schools serving grades PK-8, 4-8 or 3-8. Facility limitations at two schools have resulted in a given K-8 cohort of students being split between two sites.

The Newark Public Schools has initiated an instructional restructuring program, moving towards an elementary school (K-5) and middle school (6-8) organization. To support this objective, the district established an "Office of Middle School Education" during the 1998-99 school year. However, it is likely that the ultimate school grade configuration will remain a mixture of K-8 and K-5/6-8 schools in order to best utilize existing facilities, address particular SLT needs, and maintain successful programs. K-8 schools, however, will be developed as "schools-within-a-school" with distinct elementary and middle school components.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT III, based on the 460-student elementary school and 675-student middle school capacities advocated in the Abbott Facilities Models, for current and projected SLT III enrollments are calculated in Table III.5.

At the present time, SLT III operates a total of fourteen schools housed in sixteen buildings. (Two schools have "annex" buildings on remote sites.) School enrollments for the 1998-99 school year ranged from a low of 338 students in an elementary school to a high of 1,119 students in a K-8 school. Of the fourteen schools, five had lower enrollments than advocated in the Abbott Facilities Model. Two of these schools also offer less capacity than that advocated in the Abbott Model.

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical, given the existing facilities and the objective to provide "neighborhood" schools. As illustrated in the table, this would require one additional school in SLT III and the elimination of the inefficient annex buildings.

NOTES (TABLE III.6)

* Existing enrollments do not include charter school students.

** Based on school level cohorts; does not include new or expanded preschool programs; assumes a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Does not include provisions for new/expanded preschool programs.

TABLE III.5 SLT III Facilities Model

EXISTING	*PROPOSED*
ENTIRE SLT	
(16) Buildings including (2) annexes	**(14) Buildings** including (1) annex
ELEMENTARY SCHOOLS	
(5) Buildings (including (2) K-2 annexes)	**(4) Buildings** *scope of work:* (1) new school on new site (1) new school on existing site (2) renovation/addition projects
ELEMENTARY/MIDDLE SCHOOLS	
(11) Buildings	**(9) Buildings** *scope of work:* (5) new schools on existing sites (4) renovation/addition projects
MIDDLE SCHOOLS	
	(1) Building *scope of work:* (1) new school on existing site
SPECIAL EDUCATION SCHOOLS	
Included above	**Included above**

TOTAL ESTIMATED COST (per NJDOE unit costs):
$292,006,296

TABLE III.6 SLT III Proposed Redevelopment Plan

SCHOOL ID		EXISTING										
		SITE / INFRASTRUCTURE DATA				USE / CAPACITY DATA						
School Name	NJDOE Number	Original Building Age	Total GSF	Facility Condition Index	Site Size (acres)	School Type	Grades	Capacity as per NJDOE	1998-99 Enrollments* Total Enrol.	Pre-K Students	Self-Cont. SE	Proj. Enroll.** (by School)
SLT III North:												
Avon Avenue	220	1905	93,035	0.4786	2.06	Elem./Middle	K-8	488	520	0	24	574
Belmont Runyon	225	1962	35,585	0.5234	1.24	Elem.	PK-6	362	338	17	14	331
Bragaw Avenue	250	1928	69,515	0.6137	1.15	Elem./Middle	K-8	484	394	0	21	316
Clinton Avenue	353	1969	43,570	0.5979	1.14	Elem.	K-3	309	400	0	23	266
Hawthorne Avenue	470	1895	72,440	0.3916	1.13	Elem./Middle	K-8	510	406	0	12	387
Louise A. Spencer	495	1976	196,545	0.2665	4.82	E/M; SLT Offices	PK-8	1,055	1,323	25	27	1,300
Madison	500	1890	92,265	0.5449	1.29	Elem.	PK-6	715	747	18	17	654
Miller Street	530	1913	83,855	0.3893	1.49	Elem./Middle	K-8	665	530	0	15	663
William H. Brown	230	1900	106,025	0.3938	1.87	Elem./Middle	4-8	872	460	0	34	455
SLT III/North Totals			**792,835**		**16.19**			**5,460**	**5,118**	60	187	**4,946**
SLT III South:												
Chancellor Avenue	330	1930	93,035	0.4243	2.80	Elem./Middle	3-8	614	682	0	26	627
Chancellor Avenue Annex	335	1959	46,765	0.6828	3.71	Elem.	K-2			*Incl above*		
Dayton Street	370	1950	134,350	0.4547	2.33	Elem./Middle	K-8	702	411	0	45	443
George W. Carver	290	1979	209,500	0.1956	3.98	Elem./Middle/SE	K-8/SE	1,168	1,119	0	14+49	1,077
Maple Avenue	510	1924	68,905	0.2263	1.37	Elem./Middle	3-8	467	654	0	15	682
Maple Avenue Annex	511	1954	21,000	1.6930	0.54	Elem.	K-2			*Incl above*		
Peshine Avenue	600	1911	128,825	0.4035	2.06	Elem./Middle	K-8	879	747	0	56	667
SLT III/South Totals			**702,380**		**16.79**			**3,830**	**3,613**	**0**	**142**	**3,496**
SLT III TOTALS			**1,495,215**		**32.98**			**9,290**	**8,731**	**60**	*329*	**8,442**

** Existing enrollments do not include Charter School students.*

*** Based on school level cohorts. Does not include new or expanded preschool programs. Assumes a redistribution of special education students to neighborhood schools in accordance with district averages.*

**** Does not include provisions for new expanded preschool programs.*

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TABLE III.6 *(continued)* SLT III Proposed Redevelopment Plan

SCHOOL ID		PROPOSED										
		USE / CAPACITY DATA					CONSTRUCTION ISSUES					
			Proposed Capacity***				Square Feet		Site			
School Name	NJDOE Number	School Type	Grades	Target Capacity	Pre-K Students	Self-Cont SE	Scope of Work	Total Proposed	New Construction	Status	Preliminary Est Acquisition Costs	Proposed Construction Start	Estimated Cost (as per NJDOE)
SLT III North:													
Avon Avenue	220	Elem./Middle	K-8	675	0	54	New replacement school	130,779	130,779	Same site	-	Year 2	23,705,696
Belmont Runyon	225	Elem.	PK-5	500	45	36	New replacement school	97,575	97,575	New site	3,000,000	Year 1	19,381,688
Bragaw Avenue	250	**DISCONTINUE USE**											-
Clinton Avenue	353	Elem.	K-2	300	0	24	Renovation/addition	54,518	10,410	Expand site	1,500,000	Year 3	9,996,793
Hawthorne Avenue	470	Elem./Middle	K-8	775	0	62	New replacement school	138,777	138,777	Expand site	1,500,000	Year 3	32,176,035
Louise A. Spencer	495	E/M. SLT Offices	PK-8	1,300	30	102	Renovation/addition	234,855	38,310	Same site	-	Year 4	22,936,635
Madison	500	Elem.	PK-5	600	45	44	New replacement school	106,380	106,380	Expand site	1,500,000	Year 3	21,312,709
Miller Street	530	Elem./Middle	K-8	675	0	54	New replacement school	130,562	130,562	Expand site	1,500,000	Year 3	25,604,917
William H. Brown	230	Middle	6-8	775	0	62	New replacement school	141,317	141,317	Same site	-	Year 2	25,654,596
SLT III/North Totals				**5,600**	120	438		**1,034,763**	**794,110**		**$ 9,000,000**		**$ 180,769,071**
SLT III South:													
Chancellor Avenue	330	Elem./Middle	3-8	600	0	48	Renovation/addition	121,385	28,350	Same site	-	Year 3	16,417,557
Chancellor Avenue Annex	335	Elem.	K-2		***incl. above***		Renovation/addition	57,753	10,988	Same site	-	Year 2	8,543,624
Dayton Street	370	E/M. SE Addition	K-8	625	0	50	Renovation (100 SE, 45 AE, 45 Preschool)	148,126	13,776	Same site	-	Year 4	14,942,979
George W. Carver	290	Elem./Middle	K-8	1,100	0	88	Renovation/addition	233,500	24,000	Same site	-	Year 5	19,851,927
Maple Avenue	510	Elem./Middle	K-8	700	0	56	New replacement school	133,493	133,493	Expand site	1,500,000	Year 3	26,024,857
Maple Avenue Annex	511	**DISCONTINUE USE**											-
Peshine Avenue	600	Elem./Middle	K-8	700	0	56	New replacement school	133,493	133,493	Expand site	500,000	Year 3	25,456,261
SLT III/South Totals				**3,725**	0	298		**827,750**	**344,100**		**$ 2,000,000**		**$ 111,237,225**
SLT III TOTALS				**9,325**	120	736		**1,862,513**	**1,138,210**		**$ 11,000,000**		**$ 292,006,296**

** Existing enrollments do not include Charter School students.*

*** Based on school level cohorts. Does not include new or expanded preschool programs. Assumes a redistribution of special education students to neighborhood schools in accordance with district averages.*

**** Does not include provisions for new/expanded preschool programs.*

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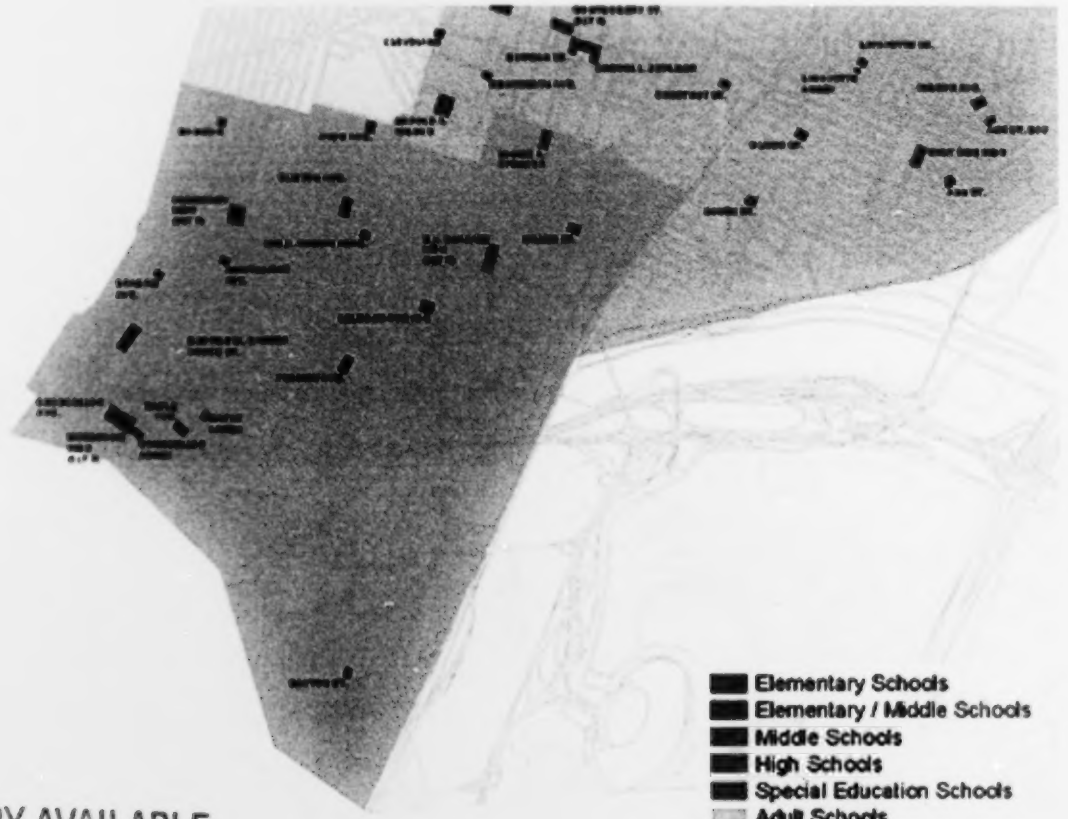
MAP III.1 SLT III Existing Locations



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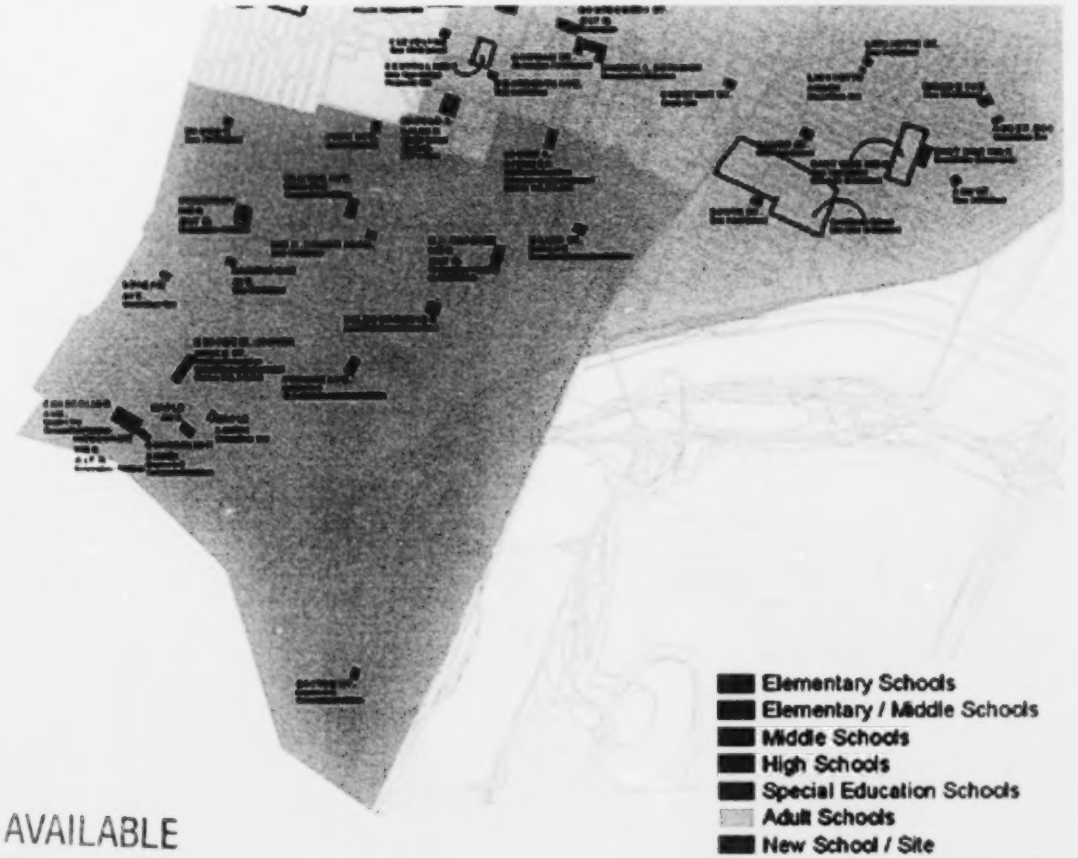
MAP III.2 SLT III Proposed Redevelopment



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SLT III

Building Development Considerations

Individual facility considerations that shaped the Facilities Management Plan for the SLT III schools are as follows:

SLT III / NORTH **Avon Avenue School** (1905)
Bragaw Avenue School (1928)
Hawthorne Avenue School (1895)
Madison School (1890)
Miller Street School (1913)
William H. Brown Academy (1900)

The above schools have old, antiquated facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages more than 50% of replacement costs. Additional budget considerations to remedy extensive program space deficiencies, which in many cases includes classrooms sized less then 650 square feet, would cause renovation work to approach or exceed replacement costs.

All except Bragaw Avenue are well-located in the SLT to serve both existing and projected enrollments. It is proposed to replace each school, except Bragaw and Miller Street, as K-8 schools for 600-800 students each. It is also proposed to discontinue the use of Bragaw, the enrollment from which would be consolidated at the new Hawthorne Avenue School. The new Madison School would become a K-5 for 600 students, sending middle school students to the new Brown Academy that will house 775 students. All replacement schools are proposed to be built on existing sites while the schools remain in operation except for Hawthorne, Madison, and Miller Street, if the existing sites cannot be expanded.

SLT III / NORTH **Belmont-Runyon School** (1962)
This school is currently under design for replacement on a new site as a PK-5 school for 500 students. The existing building was built as a temporary school intended for conversion to an industrial building. It is educationally inadequate, with deficiencies amounting to over 50% of replacement cost. The site is proposed to be taken by NJDOT as a new entrance ramp to Interstate 78. A new site at Peshine Avenue between West Runyon and West Bigelow has been selected and acquisition of several small parcels needed to complete the site is in progress.

SLT III / NORTH **Clinton Avenue School** (1969)
Louise A. Spencer School (1976)

Due to the more recent age of the above schools, it is more efficient to renovate rather than replace. Clinton Avenue is currently a K-3 school and is proposed to be renovated and expanded as a 300 student school feeding the new Avon, Belmont-Runyon, Hawthorne, and Madison Schools. Louise A. Spencer is to be renovated and expanded as a PK-8 school with separately articulated elementary and middle school sections for 1300 students. Temporary classrooms may be required to facilitate these renovations.

SLT III / SOUTH **Maple Avenue School** (1924)
Maple Avenue Annex (1954)
Peshine Avenue School (1911)

Both Maple Avenue and Peshine Avenue are old, in poor condition, and educationally inadequate. Maple Avenue Annex is completely unsuitable as a school building. The cost just to remedy its existing physical plant deficiencies is almost 75% of replacement costs.
It is proposed to replace Maple Avenue and Peshine Avenue with new K-8 700 student schools on existing but expanded sites. Use of the Maple Avenue School Annex will be discontinued.

SLT III / SOUTH **Chancellor Avenue School (1930)**
Chancellor Avenue Annex (1959)
Dayton Street School (1950)
George Washington Carver School (1979)

The above are fairly new buildings which, with renovations and additions, can be reconstituted as K-8 schools with 600-700 students each, except for Carver which is to be renovated as a house plan K-8 school for 1100 students. All are well located to serve their current and projected enrollments. The existing sites appear sufficient to accommodate the additions. Some use of temporary classrooms may be required to facilitate the renovations.

SLT III

Cost & Funding Allowance Summary

Of the proposed $292,006,296 total project budget for SLT III, $187,079,589 falls within the proposed funding allowance.

Table III.7 summarizes cost and funding data for each project included in the SLT III Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Page 20-21).

TABLE III.7 SLT III Cost & Funding Allowance Summary

SLT III Building Name	Construction Cost	Construction Funding	Site Acquisition Cost	Site Funding	Project Total	Project Funding Allowance	Requested Add't Funding
Avon Avenue Elementary/Middle School	23,705,696	14,509,606	-	-	23,705,696	14,509,606	9,196,090
Belmont-Runyon Elementary School	16,381,688	10,657,179	3,000,000	3,000,000	19,381,688	13,657,179	5,724,509
Clinton Avenue Elementary School	8,496,793	4,242,334	1,500,000	1,500,000	9,996,793	5,742,334	4,254,459
Hawthorne Avenue Elementary/Middle School	30,676,035	15,922,571	1,500,000	1,500,000	32,176,035	17,422,571	14,753,464
Louise A. Spencer E/M: SLT Offices	22,936,635	30,684,494	-	-	22,936,635	22,936,635	-
Madison Elementary School	19,812,709	12,299,226	1,500,000	1,500,000	21,312,709	13,799,226	7,513,483
Miller Street Elementary/Middle School	24,104,917	14,111,096	1,500,000	1,500,000	25,604,917	15,611,096	9,993,821
William H. Brown Middle School	25,654,598	16,201,009	-	-	25,654,598	16,201,009	9,453,589
Chancellor Avenue Elementary/Middle School	16,417,557	106,425	-	-	16,417,557	106,425	16,311,132
Chancellor Avenue Annex Elementry School	8,543,624	4,001,800	-	-	8,543,624	4,001,800	4,541,824
Dayton Street E/M: SE. Alternative School	14,942,979	15,925,159	-	-	14,942,979	14,942,979	-
George W. Carver Elementary/Middle School	19,851,927	16,345,547	-	-	19,851,927	16,345,547	3,506,380
Maple Avenue Elementary/Middle School	24,524,857	14,881,210	1,500,000	1,500,000	26,024,857	16,381,210	9,643,647
Peshine Avenue Elementry/MiddleSchool	24,956,281	14,921,972	500,000	500,000	25,456,281	15,421,972	10,034,309
Totals	$ 281,006,296	$ 184,809,627	$ 11,000,000	$ 11,000,000	**$ 292,006,296**	**$ 187,079,589**	**$ 104,926,707**

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Efficiency Evaluation

Table III.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT III school in the table, it can be seen that much of the "excess" square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT III schools is 1.75. Compared to the Abbott Model allowance of 1.40, this higher grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.
- Single-loaded corridors around a large centrally located interior space such as an auditorium.
- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed.

The remaining excess proposed square footage results from the provision of spaces that are not included in the Abbott Model. However, this typically does not exceed program space types that are currently provided in the schools. Also, the proposed capacity of most schools exceed the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

* Grossing factors should be viewed as preliminary pending more detailed analysis.

** GSF/student and NSF/student do not include areas for SLT offices.

TABLE III.8

SLT III Efficiency Evaluation

		EXISTING									
				Gross SF/Student Analysis				Net SF/ Student Analysis			
SCHOOL	School Type	Capacity as per NJDOE	Existing Grossing Factor*	Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess
SLT III / NORTH:											
Avon Avenue	Elem./Middle	488	1.85	93,035	190.65	126.96	+63.69	50,357	103.19	90.69	+12.50
Belmont-Runyon	Elem.	362	1.42	35,585	98.30	124.90	-26.60	25,075	69.27	89.00	-19.73
Bragaw Avenue	Elem./Middle	484	1.80	69,515	143.63	126.96	+16.67	38,625	79.80	90.69	-10.89
Clinton Avenue	Elem.	309	1.31	43,570	141.00	124.90	+16.10	33,187	107.40	89.00	+18.40
Hawthorne Avenue	Elem./Middle	510	1.41	72,440	142.04	126.96	+15.08	51,273	100.54	90.69	+9.85
Louise A. Spencer**	Elem./Middle	1055	1.91	196,545	173.91	126.96	+46.95	102,833	89.58	90.69	-1.11
Madison	Elem.	715	1.69	92,265	129.04	124.90	+4.14	54,454	76.16	89.00	-12.84
Miller Street	Elem./Middle	665	1.98	83,855	126.10	126.96	-0.86	42,421	63.79	90.69	-26.90
William H. Brown	Elem./Middle	872	1.78	106,025	121.59	126.96	-5.37	59,455	68.18	90.69	-22.51
SLT III / NORTH AVERAGE		5,460	**1.68**	792,835	**140.69**	126.27	**+14.42**	457,680	**84.21**	90.13	**-5.91**
SLT III / SOUTH:											
Chancellor Avenue	Elem./Middle	431	2.12	93,035	215.86	126.96	+88.90	43,928	101.92	90.69	+11.23
Chancellor Avenue Annex	Elem.	183	1.55	46,765	255.55	124.90	+130.65	30,183	164.93	89.00	+75.93
Dayton Street	Elem./Middle	702	1.91	134,350	191.38	126.96	+64.42	70,340	100.20	90.69	+9.51
George W. Carver	Elem./Middle/SE	1168	1.69	209,500		no model		124,127	106.27	90.69	+15.58
Maple Avenue	Elem./Middle	467	1.85	89,905	192.52	126.96	+65.56	48,600	104.07	90.69	+13.38
Maple Avenue Annex	Elem.	incl. above		incl. above				incl. above			
Peshine Avenue	Elem./Middle	879	1.84	128,825	146.56	126.96	+19.60	70,120	79.77	90.69	-10.92
SLT III / SOUTH AVERAGE		3,830	**1.83**	702,380	**200.37**	126.55	**+73.82**	387,298	**109.53**	90.41	**+19.12**
SLT III TOTALS		9,290	**1.75**	1,495,215	**170.53**	126.41	**+44.12**	844,978	**96.87**	90.27	**+6.60**

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TABLE III.8 *(continued)* — SLT III Efficiency Evaluation

SCHOOL	School Type	Max Capacity	Proposed Grossing Factor*	PROPOSED Gross SF/Student Analysis: Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	PROPOSED Net SF/ Student Analysis: Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess	Proposed Program SF in Excess of Abbott Model
SLT III / NORTH												
Avon Avenue	Elem./Middle	766	1.45	130,779	170.73	**126.96**	+43.77	90,193	117.75	**90.69**	+27.06	21,736
Belmont Runyon	Elem	580	1.45	97,575	168.23	**124.90**	+43.33	67,293	116.02	**89.00**	+27.02	15,496
Bragaw Avenue												
Clinton Avenue	Elem	339	1.45	54,518	160.82	**124.90**	+35.92	37,599	110.91	**89.00**	+21.91	7,303
Hawthorne Avenue	Elem./Middle	868	1.45	138,777	159.88	**126.96**	+32.92	95,708	110.26	**90.69**	+19.57	16,809
Louise A. Spencer**	Elem./Middle	1,456	1.67	234,855	156.50	**126.96**	+29.54	140,226	91.51	**90.69**	+0.82	11,043
Madison	Elem	678	1.45	106,380	156.90	**124.90**	+32.00	73,366	108.21	**89.00**	+19.21	12,081
Miller Street	Elem./Middle	766	1.45	130,562	170.45	**126.96**	+43.49	90,043	117.55	**90.69**	+26.86	20,396
William H. Brown	Middle	854	1.45	141,317	165.48	**131.08**	+34.40	97,460	114.12	**94.00**	+20.12	17,008
SLT III / NORTH AVERAGE		6,307	**1.48**	1,034,763	**163.62**	126.70	**+36.92**	691,888	**110.79**	[illegible]	**+20.32**	**100,136**
SLT III / SOUTH												
Chancellor Avenue	Elem./Middle	444	2.01	121,385	273.39	**126.96**	+146.43	60,407	136.05	**90.69**	+45.36	19,923
Chancellor Avenue Annex	Elem	234	1.50	57,753	246.81	**124.90**	+121.91	38,459	164.35	**89.00**	+75.35	13,439
Dayton Street	E/M, SE, Alt	723	1.55	148,126		**no model**		95,577		**no model**		
George W. Carver	Elem./Middle	1,278	1.74	233,500	182.71	**126.96**	+55.75	133,988	104.84	**90.69**	+14.15	18,419
Maple Avenue	Elem./Middle	810	1.45	133,493	164.81	**126.96**	+37.85	92,064	113.66	**90.69**	+22.97	18,419
Maple Avenue Annex												
Peshine Avenue	Elem./Middle	810	1.45	133,493	164.81	**126.96**	+37.85	92,064	113.66	**90.69**	+22.97	18,444
SLT III / SOUTH AVERAGE		4,299	**1.62**	827,750	**206.50**	126.55	**+79.96**	512,559	**126.51**	90.35	**+36.16**	**88,644**
SLT III TOTALS		10,606	**1.55**	1,862,513	**185.06**	126.63	**+58.44**	1,204,447	**118.65**	90.41	**+28.24**	**188,780**

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SLT III

Implementation Schedule

SLT III SCHEDULE ISSUES Except for the Belmont-Runyon replacement school, which is currently in design, most of the schools in SLT III require replacement and have been distributed between Years 2 and 3 depending on site acquisition needs. The newer schools, Louise A. Spencer and Dayton Street, are to be renovated in Year 4 and George Washington Carver/Bruce Street in Year 5.

TABLE III.9 SLT III Proposed Redevelopment Plan Schedule

School Name	Scope of Work	Grades	Target Capacity	Construction Start 2000	2001	2002	2003	2004	Comments
SLT III North									
Avon Avenue	New replacement school	K-8	675						
Belmont Runyon	New replacement school	PK-5	500						Site acquisition by Year 1
Clinton Avenue	Renovation/addition	K-2	300						Site acquisition Year 2 \ temp. clrms. needed
Hawthorne Avenue	New replacement school	K-8	775						Site acquisition Year 2
Louise A. Spencer	Renovation/addition	PK-8	1,300						Temporary classrooms needed
Madison	New replacement school	PK-5	600						Site acquisition Year 2
Miller Street	New replacement school	K-8	675						Site acquisition Year 2
William H. Brown	New replacement school	6-8	775						
SLT III/North TOTALS			**5,600**						
SLT III/South									
Chancellor Avenue	Renovation/addition	3-8	600						Temporary classrooms needed
Chancellor Avenue Annex	Renovation/addition	K-2	incl. above						
Clayton Street	Renovation/addition	K-8/SE	625						
George W. Carver/Bruce Street	Renovation/addition	K-8	1,100						Temporary classrooms needed
Maple Avenue	New replacement school	K-8	700						Site acquisition Year 2
Peshine Avenue	New replacement school	K-8	700						Site acquisition Year 2
SLT III/South TOTALS			**3,725**						
SLT III TOTALS			**9,325**						

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SLT IV

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SLT IV

Summary of Findings

School Leadership Team IV covers two different wards of the city: the North Ward and part of the Central Ward. SLT IV operates eleven buildings in the North Ward and four buildings in the Central Ward. There are also two annexes and the Early Childhood Center located in the old Arlington Avenue School building.

The North Ward is one of most densely populated areas in Newark. It is adjacent to the downtown area and is accessible through public transportation and the city subway. This access makes the area very desirable for living and working. Older homes and multiple dwelling units are common in the area. Through the years, the North Ward has attracted immigration from South America, the Caribbean, and other Spanish-speaking countries. At the present time, this population has supplanted the Italian-American population that once lived in the area.

Some parts of the North Ward are very commercial and congested, while others are desolated due to the elimination of former housing projects. This is the situation in the Broadway Elementary School area, where the Bishop Walsh Projects were torn down and are slowly being replaced by low income subsidized townhouses.

Immigration is flourishing in all areas of the North Ward, causing the area to rapidly grow and overcrowd most schools. Most schools are very old. Elliott Street, Benjamin Franklin, Roberto Clemente, Dr. William Horton, Sussex Avenue, and Roseville predate 1900, while Ridge Street, Abington, Branch Brook, McKinley, and First Avenue were all built in the early 1900's. Small classrooms, crowded playgrounds, narrow hallways, and very limited cafeteria spaces are some of the facilities challenges that these schools must face daily. Ridge Street School and First Avenue house an average of 38-40 students per classroom. All available space is used for instruction including auditorium and small offices.

The Central Ward Schools are located in an impoverished area, where the summer riots of 1967 once took place. Tenement apartment houses and two-family homes are abundant in the area, with many of them in sub-standard condition. Schools in this area were mostly built around the 1920's, except Alma Flagg, which was constructed in the early 1970s. Overcrowding is a persistent problem in these schools as well.

Most students attending SLT IV schools receive free lunch, which serves to indicate the deprived social economic status of the area. Roseville Avenue School receives 97% free lunches, Broadway Elementary receives 96.4%, Franklin receives 95.1%, and Elliott Street receives 94.0%. Many of the families are one-parent homes receiving welfare assistance and food stamps. Because of the need, all schools in the North and Central Wards offer after-school programs providing a meal.

STATUS OF EXISTING FACILITIES Critical facilities issues that shaped the proposed Facilities Management Plan for SLT IV are summarized below. A statistical summary with infrastructure, capacity, projected enrollment, and unhoused student data for each school is provided in Table IV.1.

PHYSICAL PLANT

- The average age of the original section of an SLT IV school is 79 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.

- Twelve of the eighteen buildings operated by SLT IV were built prior to 1925, with six built in the 1800s.

- Except for Gladys Hillman-Jones Middle School and Rafael Hernandez School, which were recently constructed or comprehensively upgraded, each SLT IV school requires significant upgrades to repair or replace items that are no longer functional, have exceeded their life cycle expectancy, and/or do not meet current code requirements.

- The projected cost to correct all functional, life cycle and current code deficiencies identified in the nineteen buildings operated by The Newark Public Schools in SLT IV was calculated to be $64,973,813. (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT IV buildings totals $165,933,125.

- Only Gladys Hillman-Jones Middle School and Rafael Hernandez School have a "Facility Condition Index" rating of "good." All other SLT IV schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies. (Although Dr. E. Alma Flagg School was built in 1984, it has numerous code deficiencies and other small functional issues that place the facility in poor condition.)

- No school has a deficiency correction budget that exceeds replacement costs. Eight buildings, however, have deficiency correction budgets that exceed 50% of replacement costs, with two over 70%.

CAPACITY

- The majority of Newark's schools were located to serve student population needs of fifty to one hundred years ago. Therefore, many schools today are either overcrowded or underutilized, depending upon demographic changes that have occurred during the last century. Schools that have excess capacity are not typically located in an area that can help alleviate overcrowding in nearby schools. Also, Branch Brook Park physically divides SLT IV into east and west sections. The park poses a physical barrier that prevents students from traveling to schools located on the other side of the park.

- Most SLT IV schools are severely overcrowded. Based on NJDOE calculation methodologies that are automated in the "Unhoused Student Calculation Reports" on the NJDOE Project Web Site, SLT IV has an overall capacity deficit of 1,079 students in terms of *existing* enrollments and a capacity deficit of 1,857 in terms of projected enrollments. Only two schools in the eastern part of the SLT and two schools in the western portion of the SLT have adequate capacity to accommodate projected enrollments.

- NJDOE Abbott Model class size and classroom square footage standards have greatly reduced school capacities. (See typical classroom sizes on summary table.) Many schools have classroom sizes that should only house 18 students or less, although 22-25 students are now typically assigned to these spaces.

- The existing capacity shortages have resulted in the loss of non-capacity contributing spaces such as art and music in many schools. The provision of specialized spaces that are needed to appropriately deliver the Core Curriculum Content Standards and address the needs of Newark's students within existing facilities will further reduce available capacity.

PROGRAM SPACES

- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies or programs. Also, many spaces advocated in the Newark Facilities Model, as discussed in the Educational Programs Summary Report, which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based, technology-infused instruction, and the particularized needs of Newark's students, are not provided or are inadequately provided.

- Many schools have instructional spaces in the basement that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT IV consists of two early childhood centers, five elementary schools, ten combined elementary/middle schools, and one middle school. Three of the eighteen buildings are "annexes" located on nearby or remote sites. It is a district objective to consolidate the schools with annexes into one building, as well as to create separate elementary and middle schools as much as feasible, whether this be achieved through separate schools or "schools-within-a-school."

- SLT IV schools serve from 143 to 925 students. (This does not include Gladys Hillman-Jones Middle School which opened for the 1998-99 school year and will have one grade level added per year.) Several schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model while others have large student populations that exceed the 460-student elementary school and 675-student middle school sizes advocated in the Abbott Model. It is a district objective to conform to the Abbott Model as much as feasible given existing facilities and geographical sending areas.

PARTICULARIZED CONDITIONS & NEEDS

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 in order to promote parent and community involvement. Since students are assigned to schools on a geographic basis, it is critical that equal accommodations be provided in each school throughout the district so that each student is offered the same opportunities and experiences.

- Bus transportation is typically not provided to general education students. Traffic congestion, geographical barriers such as highways, the size of the district, and the lack of appropriate student drop-off areas at the schools are not conducive to mass busing.

- Newark is a densely populated community with a scarcity of available open land. Many schools currently offer little or no on-site parking or play areas.

SLT IV

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.
- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on $125 per square foot as directed by NJDOE.
- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).
- Capacity calculations are based on prescribed NJDOE methodologies.

NOTES

* Existing enrollments do not include charter school students.

** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Includes proposed 1999 addition.

TABLE IV.1 Existing Conditions: Capacity and Enrollment

SCHOOL ID		CURRENT USE		CAPACITY & ENROLLMENT				
Name	NJDOE Number	Type	Grades	**Capacity as per NJDOE**	1998-99 Actual Enroll.*	Proj. Enroll.** (by Sch.)	**Proj. Missing Capacity**	Typical Clrm. Size
SLT IV East:								
Branch Brook	270	Elem.	K-4	47	143	149	-102	600-750 sf
Broadway/Luis Munoz Marin	280	Elem./Middle	K-8	1,111	925	651	+460	635-1000 sf
Elliott Street	390	Elem.	K-4	513	699	681	-168	640-900 sf
Franklin	430	Elem./Middle	K-4	538	702	786	-248	600-986 sf
Gladys Hillman Jones	150	Middle	6-8	351	117	807	-456	-
McKinley	520	Elem./Middle	PK-8	1,046	805	738	+308	760-985 sf
Rafael Hernandez	575	Elem./Middle	K-8	564	769	970	-406	780-880 sf
Ridge St. ECC (Arlington)	210	Early Childhood	PK/K	493	868	841	-348	565-900 sf
Ridge Street	610	Elem./Middle	K-8	*incl. above*	*incl. above*	*incl. above*		
Ridge Street Annex (LEASED)	613	Elem./Middle	K-8	*incl. above*	*incl. above*	*incl. above*		
Roberto Clemente	615	Elem.	K-4	503	646	675	-172	730-945 sf
SLT IV/East TOTALS				**5,166**	**5,674**	**6,298**	**-1,132**	
SLT IV West:								
Abington Avenue	170	Elem./Middle	K-8	728	868	1,015	-287	700-900 sf
Dr. E. Alma Flagg	415	Elem./Middle	K-8	405	605	735	-330	650-800 sf
Dr. William H. Horton	440	Elem./Middle	K-8	713	896	797	-84	620-985 sf
First Avenue***	410	Elem./Middle	K-8	583	724	729	-146	645-715 sf
Roseville Avenue	630	Elem.	K-4	235	222	215	+20	1150-1295 sf
Sussex Avenue	710	Elem./Middle	2-8	551	471	449	+102	550-825 sf
Sussex Avenue Annex	711	Elem.	K-1	*incl. above*	*incl. above*	*incl. above*		
SLT IV/West TOTALS				**3,215**	**3,786**	**3,940**	**-725**	
SLT IV TOTALS				**8,381**	**9,460**	**10,238**	**-1,857**	

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TABLE IV.1 *(continued)* Existing Conditions: Infrastructure Issues

SCHOOL ID		INFRASTRUCTURE ISSUES (does not address educational adequacy)													
		Site	DATES OF CONSTRUCTION/SF								Deficiency	Building FACILITY CONDITION INDEX			
Name	NJDOE Number	Size (acres)	Total GSF	Original Bldg Year	Original Bldg SF	Addition 1 Year	Addition 1 SF	Addition 2 Year	Addition 2 SF	Addition 3 Year	Addition 3 SF	Correction Budget	Replacement Value	Good 0-0.05	Fair 0.05-0.10	Poor 0.10+
SLT IV East:																
Branch Brook	270	1.00	39,960	1925	39,960							$1,369,617	$4,995,000			0.2742
Broadway/Luis Munoz Marin	280	4.51	206,625	1955	206,625							$10,877,223	$25,828,125			0.4211
Elliott Street	390	0.75	79,975	1871	20,000	1890	30,000	1905	20,000	1921	9,975	$5,708,984	$9,996,875			0.5711
Franklin	430	1.09	110,185	1889	82,185	1922	28,000					$5,968,671	$13,773,125			0.4334
Gladys Hillman Jones	150	1.23	91,836	1911	85,600	1998	6,236	*Comprehensively renovated*				$0	$10,700,000	0.0000		
McKinley	520	3.15	157,345	1915	48,225	1959	109,120					$10,020,608	$19,903,750			0.5035
Rafael Hernandez	575	3.50	107,100	1995	107,100							$523,000	$13,387,500	0.0391		
Ridge St. ECC (Arlington)	210	0.87	14,040	1924	14,040							$1,118,774	$1,755,000			0.6375
Ridge Street	610	1.15	41,405	1911	41,405							$2,202,228	$5,175,625			0.4255
Ridge Street Annex (LEASED)	613		6,100	1939	6,100							$538,800	$762,500			0.7066
Roberto Clemente	615	0.96	77,740	1883	25,000	1897	10,000	1927	42,740			$3,403,064	$9,717,500			0.3502
SLT IV/East TOTALS		**11.95**	**932,311**									**$41,730,969**	**$115,995,000**			
SLT IV West:																
Abington Avenue	170	1.01	93,400	1900	50,000	1913	20,000	1925	23,400			$3,699,436	$11,675,000			0.3082
Dr. E. Alma Flagg	415	4.33	75,300	1984	75,300							$3,445,932	$9,412,500			0.3661
Dr. William H. Horton	440	1.37	105,800	1893	20,000	1914	10,000	1960	50,000	1976	25,800	$7,083,246	$13,225,000			0.5318
First Avenue***	410	1.54	68,980	1928	59,100	1999	9,880					$4,039,887	$7,387,500			0.5427
Roseville Avenue	630	0.25	24,220	1883	24,220							$1,352,254	$3,027,500			0.4430
Sussex Avenue	710	1.42	64,429	1892	27,525	1954	25,560	1996	11,344			$3,071,772	$4,379,375			0.3792
Sussex Avenue Annex	711	0.44	6,650	1970	6,650							$550,317	$831,250			0.6080
SLT IV/West TOTALS		**10.36**	**438,779**									**$23,242,844**	**$49,938,125**			
SLT IV TOTALS		22.31	1,371,090									$64,973,813	$165,933,125			

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SLT IV

Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table IV.2 calculates the Facilities Condition Index for each SLT IV school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. *(This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change, however, does not allow the calculation of an FCI that includes all cited deficiencies.)*

The major findings of the Facility Condition Index analysis are as follows:

- Only Gladys Hillman Jones Middle School and Rafael Hernandez School have a "Facility Condition Index" rating of "good." All other SLT IV schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy and/or to correct grandfathered current code deficiencies.

- Although Dr. E. Alma Flagg School was built in 1984, it has numerous code deficiencies and other small functional issues that place the facility in poor condition.

- No school has a deficiency correction budget that exceeds replacement costs. Eight buildings, however, have deficiency correction budgets that exceed 50% of replacement costs, with two over 70%.

TABLE IV.2 — Facility Condition Report

School Name	Building Replacement Value	Deficiency Correction Budget	FAC. CONDITION INDEX (FCI) Good 0-0.05	Fair 0.05-0.10	Poor 0.10+	Deficency Target (10% of Repl. Value)	Variance (min. to be corrected)
SLT IV East:							
Branch Brook	4,995,000	1,369,617			0.27	499,500	870,117
Broadway/Luis Munoz Marin	25,828,125	10,877,223			0.42	2,582,813	8,294,411
Elliott Street	9,996,875	5,708,984			0.57	999,688	4,709,297
Franklin	13,773,125	5,968,671			0.43	1,377,313	4,591,359
Gladys Hillman-Jones	10,700,000	0	0.00			1,070,000	(1,070,000)
McKinley	19,903,750	10,020,608			0.50	1,990,375	8,030,233
Rafael Hernandez	13,387,500	523,000	0.04			1,338,750	(815,750)
Ridge St. ECC (Arlington)	1,755,000	1,118,774			0.64	175,500	943,274
Ridge Street	5,175,625	2,202,228			0.43	517,563	1,684,666
Ridge Street Annex (LEASED)	762,500	538,800			0.71	76,250	462,550
Roberto Clemente	9,717,500	3,403,064			0.35	971,750	2,431,314
SLT IV/East TOTALS	$ 115,995,000	$ 41,730,969				$ 11,599,500	$ 30,131,469
SLT IV West:							
Abington Avenue	11,675,000	3,699,436			0.32	1,167,500	2,531,936
Dr. E. Alma Flagg	9,412,500	3,445,932			0.37	941,250	2,504,682
Dr. William H. Horton	13,225,000	7,083,246			0.54	1,322,500	5,760,746
First Avenue	7,387,500	4,039,887			0.55	738,750	3,301,137
Roseville Avenue	3,027,500	1,352,254			0.45	302,750	1,049,504
Sussex Avenue	4,379,375	3,071,772			0.70	437,938	2,633,835
Sussex Avenue Annex	831,250	550,317			0.66	83,125	467,192
SLT IV/West TOTALS	$ 49,938,125	$ 23,242,844				$ 4,993,813	$ 18,249,032
SLT IV TOTALS	$ 165,933,125	$ 64,973,813				$ 16,593,312	$ 48,380,501

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Gross Square Feet per Student

Table IV.3 examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Four of the nine schools located in SLT IV East and all SLT IV West schools are within the model parameters when square footage is compared to existing enrollments. However, only one school in SLT IV East and three schools in SLT IV West do not exceed the Abbott Model when gross square footage is compared to existing capacity.

MAJOR CONSIDERATIONS

- The great variation between the ratios based on current enrollments and building capacity results from the number of classrooms that are considered too small to contribute capacity or have prorated class sizes below the prescribed model. Also, many of SLT IV schools presently have class sizes that exceed the Abbott District Model due to enrollment growth.

- Most schools provide specialized instruction spaces that are not included in the Abbott model. For schools that serve elementary and/or middle school students, this includes separate auditoriums and cafeterias, art rooms, music rooms, home economics labs, technology labs, and computer labs (middle school grades only). Also, most schools provide more small group instruction rooms than prescribed in the Abbott Model in order to support existing programs.

- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today. This includes single-loaded corridors around large group spaces.

- The Abbott Model includes a grossing factor of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. This grossing factor is much less than the actual factor found in the existing schools as well as that typical in new school construction in the Abbott Districts for multi-story buildings. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

NOTES

* Does not include charter school students.

** Currently only houses grade 6; current enrollment indicates planned capacity per recent building program

TABLE IV.3 Gross Square Feet per Student

School Name	Grades	Existing GSF	Abbott Model Target GSF/Student	1998-1999 Enrollment*	GSF/ Student	Deviation from Abbott Model (GSF/Student)	Capacity as per NJDOE methodology	GSF/ Student	Deviation from Abbott Model (GSF/Student)	Typical Classroom Size
SLT IV East:										
Branch Brook	K-4	39,960	124.90	143	279.44	+154.54	47	850.21	+725.31	600-750 sf
Broadway/Luis Muñoz Marin	K-8	206,625	126.96	925	223.38	+96.42	1111	185.98	+59.02	635-1000 sf
Elliott Street	K-4	79,975	124.90	699	114.41	**-10.49**	513	155.90	+31.00	640-900 sf
Franklin	K-8	110,185	126.96	702	156.96	+30.00	538	204.80	+77.84	600-986 sf
Gladys Hillman-Jones**	6-8	91,836	131.08	807	113.80	**-17.28**	351	261.64	+130.56	750-810 sf
McKinley	PK-8	157,345	126.96	805	195.46	+68.50	1046	150.43	+23.47	760-985 sf
Raphael Hernandez	K-8	107,100	126.96	769	139.27	+12.31	564	189.89	+62.93	780-880 sf
Ridge Street, incl. Annex, ECC	PK-8	61,545	126.96	868	70.90	**-56.06**	493	124.84	**-2.12**	565-900 sf
Roberto Clemente	K-4	77,740	124.90	646	120.34	**-4.56**	503	154.55	+29.65	730-945 sf
SLT IV East TOTALS		**932,311**	**126.73**	**6,364**	**146.50**	+19.77	**5166**	**180.47**	+53.74	
SLT IV West:										
Abington Avenue	K-8	93,400	126.96	868	107.60	**-19.36**	728	128.30	+1.34	700-900 sf
Dr. E. Alma Flagg	K-8	75,300	126.96	605	124.46	**-2.50**	405	185.93	+58.97	650-800 sf
Dr. William H. Horton	K-8	105,800	126.96	896	118.08	**-8.88**	713	148.39	+21.43	620-985 sf
First Avenue	K-8	68,980	126.96	724	95.28	**-31.68**	583	118.32	**-8.64**	645-715 sf
Roseville Avenue	K-4	24,220	124.90	222	109.10	**-15.80**	235	103.06	**-21.84**	1150-1295 sf
Sussex Avenue, incl. Annex	2-8	71,079	126.96	471	150.91	**+23.95**	551	129.00	**+2.04**	550-825 sf
SLT IV West TOTALS		**438,779**	**126.62**	**3,786**	**115.90**	**-10.72**	**3215**	**136.48**	+9.86	
SLT IV TOTALS		**1,371,090**	126.67	**10,150**	**135.08**	+8.41	**8381**	**163.60**	+36.92	

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SLT IV

Facility Model Space Analysis

Table IV.4 lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model, though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT (noted with "●").
- Spaces which are part of the Newark Facilities Model but are not provided (noted with "❍").
- Parity issues among schools.

(Grey spaces indicate that the program space is not applicable for a particular school.)

MAJOR CONSIDERATIONS

- Twelve SLT IV schools provide separate accommodations for physical education and lunch. Two schools do not have dedicated spaces for physical education or lunch.
- Eleven schools have auditoriums.
- Only one school does not have a media center. Many of the existing media centers, however, do not meet the space standards of the Abbott facilities model.
- Two schools do not have a computer lab. Nine schools do not have an art room. Seven schools do not have a dedicated music classroom. Many of these existing spaces, however, were former general classrooms.
- The provision of the above and other specialized spaces, such as instrumental music rooms, science rooms, technology labs, and practical arts rooms, has typically been sacrificed to meet capacity demands or cannot be accommodated within the existing facilities without renovation.

NOTES

* If a Multi-Purpose Room is provided instead of a separate gym and cafeteria, the more appropriate use of the space is marked as "existing."

TABLE IV.4 Program Space Model Analysis

School Name	SPECIALIZED INSTRUCTION SPACES ● = existing dedicated space *(may be inadequate)*; μ = missing model space Art Room	Auditorium	Cafeteria*	Career Lab	Computer Lab	Gymnasium*	Health Classroom	Home Economics Lab	Instrumental Music Room	ITV Room	Media Center	Music/Choral Room	OT/PT Room	Practical Arts Room	Science Demo. Room	Science Lab	Technology Lab
Elementary:																	
Branch Brook	λ	μ	μ	μ	μ	λ	μ			μ	λ	μ	λ		μ		
Broadway	λ	λ	λ	μ	λ	λ	μ			μ	λ	μ	λ		λ		
Roberto Clemente	μ	λ	λ	μ	λ	λ	μ			μ	λ	λ	μ		μ		
Elliot Street	μ	μ	λ	μ	λ	λ	μ			μ	λ	λ	μ		λ		
Benjamin Franklin	μ	λ	λ	λ	λ	λ	μ			μ	λ	λ	μ		μ		
Roseville Avenue	μ	μ	λ	λ	μ	μ	μ			μ	μ	μ	μ		μ		
Elementary/Middle:																	
Abington Avennue	μ	λ	λ	μ	λ	λ	μ	μ	μ	μ	λ	μ	μ	μ	μ	μ	λ
Dr. E. Alma Flagg	λ	μ	λ	μ	λ	λ	μ	λ	λ	λ	λ	λ	μ	μ	μ	μ	μ
Dr. William Horton	λ	λ	λ	λ	λ	λ	μ	μ	μ	μ	λ	λ	μ	μ	μ	λ	μ
First Avenue	μ	λ	μ	λ	λ	μ	μ	μ	μ	μ	λ	μ	μ	μ	μ	μ	μ
McKinley	μ	λ	λ	λ	λ	λ	μ	λ	μ	μ	λ	μ	μ	μ	μ	λ	μ
Rafael Hernandez	λ	λ	λ	λ	λ	λ	μ	μ	λ	μ	λ	λ	λ	μ	μ	λ	μ
Ridge Street School, ECC, Annex	μ	λ	λ	λ	λ	λ	μ	μ	μ	μ	λ	λ	μ	μ	μ	μ	μ
Sussex Avenue School, Annex	μ	μ	μ	λ	λ	μ	μ	μ	μ	λ	λ	μ	μ	μ	μ	μ	μ
Middle:																	
Gladys Hillman Jones	λ	λ	λ	λ	λ	λ	λ	λ	λ	λ	λ	λ		λ		λ	λ
Luis Munoz Marin	λ	λ	λ	λ	λ	λ	μ	μ	λ	μ	λ	λ		μ		μ	μ

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SLT IV

The Plan & Basis for Development

The proposed plan responds to the district's educational programs and facilities objectives as well as to the previously described deficiencies. Due to the ages of the buildings and program obsolescence, most SLT IV schools require replacement. Collectively, the plan for SLT IV includes eight new schools on or near existing sites, four new schools on new sites, and the renovation and/or expansion of six existing schools. A summary of the existing and proposed use of each building is provided in Table IV.6.

CRITICAL CONSIDERATIONS

- All school annexes are eliminated.
- Separate, appropriate elementary and middle school facilities are created, whether on separate sites or as a "school-within-a-school" on the same site.
- Inefficient schools in terms of usable space and capacity are eliminated. (The proposed plan requires less gross square feet per student than provided in the existing schools.)
- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the "Educational Programs Summary Report" and the "District Facilities Model" included in the next section of this report.

The proposed plan was computed to have an estimated budget of $344,846,028 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark.

The budget includes allowances for project overhead and "soft" costs (professional fees, contingencies, furniture, etc.), inflation, and site acquisition costs based on estimated land value and size assumptions.

SLT IV

SLT IV Facilities Model

SCHOOL GRADE ALIGNMENT SLT IV currently has a mixture of school types and grade alignments. The SLT operates two early childhood centers, five elementary school buildings serving grades K-4, ten combined elementary/middle schools serving grades K-8, and one middle school. Facility limitations at two school sites have resulted in a given K-8 cohort of students being split between two or three sites.

The Newark Public Schools has initiated an instructional restructuring program, moving towards an elementary school (K-5) and middle school (6-8) organization. To support this objective, the district established an "Office of Middle School Education" during the 1998-99 school year. However, it is likely that the ultimate school grade configuration will remain a mixture of K-8 and K-5/6-8 schools in order to best utilize existing facilities, address particular SLT needs, and maintain successful programs. K-8 schools, however, will be developed as "schools-within-a-school" with distinct elementary and middle school components.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT IV, based on the 460-student elementary school and 675-student middle school capacities advocated in the Abbott Facilities Models, for current and projected SLT IV enrollments are calculated in Table IV.5.

At the present time, SLT IV operates a total of fifteen schools housed in eighteen buildings. (Two schools have "annex" building(s) on remote sites.) School enrollments for the 1998-99 school year ranged from a low of 143 students in an elementary school to a high of 896 students in a K-8 school. Of the fifteen schools, three had lower enrollments than advocated in the Abbott Facilities Model. Four schools offer less capacity than that advocated in the Abbott Model.

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical given the existing facilities and the objective to provide "neighborhood" schools. As illustrated in the table, this would require five additional schools in SLT IV and the elimination of the inefficient annex buildings.

NOTES (TABLE IV.6)

* Existing enrollments include charter school students.

** Based on school level cohorts; does not include new or expanded preschool programs; assumes a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Does not include provisions for new/expanded preschool programs.

**** Includes warehouse space.

TABLE IV.5 SLT IV Facilities Model

EXISTING	PROPOSED
ENTIRE SLT	
(18) Buildings (including (3) annexes)	(18) Buildings (no annexes)
ELEMENTARY SCHOOLS	
(6) Buildings including (3) annexes	(12) Buildings *scope of work:* (8) new schools on existing sites (2) new schools on new sites (2) renovation/addition projects
ELEMENTARY/MIDDLE SCHOOLS	
(11) Buildings	(2) Buildings *scope of work:* (2) renovation projects
MIDDLE SCHOOLS	
(1) Building	(24) Buildings *scope of work:* (2) new schools on new sites (2) renovation/addition projects
	TOTAL EST. COST (per NJDOE unit costs): $344,846,028

TABLE IV.6

SLT IV Proposed Redevelopment Plan

SCHOOL ID		EXISTING										
		SITE / INFRASTRUCTURE DATA				USE / CAPACITY DATA						
									1998-99 Enrollments*			
School Name	NJDOE Number	Original Building Age	Total GSF	Facility Condition Index	Site Size (acres)	School Type	Grades	Capacity as per NJDOE	Total Enroll.	Pre-K Students	Self-Cont. SE	Proj Enroll.** (by School)
SLT IV East:												
Branch Brook****	270	1925	39,960	0.2742	1.00	Elem.	K-4	47	143	0	37	149
Broadway/Luis Munoz Marin	280	1955	206,625	0.4211	4.51	Elem./Middle	K-8	1,111	925	0	126	651
Elliott Street	390	1871	79,975	0.5711	0.75	Elem.	K-4	513	699	0	25	681
Franklin	430	1889	110,185	0.4334	1.09	Elem./Middle	K-4	538	702	0	25	786
Gladys Hillman-Jones	150	1911	91,836	0.0000	1.23	Middle	6-8	351	117	0	0	807
McKinley	520	1915	157,345	0.5035	3.15	Elem./Middle	PK-5/7-8	1,046	805	19	87	738
Rafael Hernandez	575	1995	107,100	0.0391	3.50	Elem./Middle/Sch.	K-8	564	769	0	54	970
Ridge Street	610	1911	41,405	0.6375	1.15	Elem./Middle	K-8	493	868	0	0	841
Ridge St. ECC (Arlington)	210	1924	14,040	0.4255	0.87	Early Childhood	PK/K			incl. above		
Ridge Street Annex (LEASED)	613	1939	6,100	0.7066		Elem./Middle	K-8					
Roberto Clemente	615	1883	77,740	0.3502	0.96	Elem.	K-4	503	646	0	0	675
New Elementary School (1)												
New Middle School (3)												
SLT IV East Totals			**932,311**		**18.21**			**5,166**	**5,674**	**19**	**354**	**6,298**
SLT IV West:												
Abington Avenue	170	1900	93,400	0.3082	1.01	Elem./Middle	K-8	728	868	0	58	1,015
Dr. E. Alma Flagg	415	1884	75,300	0.3661	4.33	Elem./Middle	K-8	405	605	0	24	735
Dr. William H. Horton	440	1893	105,800	0.5318	1.37	Elem./Middle	K-8	713	896	0	13	797
First Avenue	410	1928	68,980	0.5427	1.54	Elem./Middle	K-8	583	724	0	0	729
Roseville Avenue	630	1883	24,220	0.4430	0.25	Elem.	K-4	235	222	0	0	215
Sussex Avenue	710	1892	64,429	0.3792	1.42	Elem./Middle	2-8	551	471	0	0	449
Sussex Avenue Annex	711	1970	6,650	0.6080	0.44	Elem.	K-1			incl. above		
New Middle School (4)												
SLT IV West Totals			**438,779**		**10.36**			**3,215**	**3,786**	**0**	**95**	**3,940**
SLT IV TOTALS			**1,371,090**		**28.57**			**8,381**	**9,460**	**19**	**449**	**10,238**

** Existing enrollments include Charter School students as per NJDOE.*

*** Based on school level cohorts; Does not include new or expanded preschool programs; Assumes a redistribution of special education students to neighborhood schools in accordance with district averages.*

**** Does not include provisions for new expanded preschool programs.*

***** Includes warehouse space.*

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TABLE IV.6 *(continued)* SLT IV Proposed Redevelopment Plan

SCHOOL ID		PROPOSED											
		USE / CAPACITY DATA					CONSTRUCTION ISSUES						
				Proposed Capacity***				Square Feet		Site			
School Name	NJDOE Number	School Type	Grades	Target Capacity	Pre-K Students	Self-Cont SE	Scope of Work	Total Proposed	New Construction	Status	Preliminary Est Acquisition Costs	Proposed Construction Start	Estimated Cost (as per NJDOE)
SLT IV East:													
Branch Brook****	270	Elem.	K-5	460	0	37	New Replacement School	93,329	93,329	New Site	$3,000,000	Year 2	$19,449,238
Broadway/Luis Munoz Marin	280	Elem./Middle	K-5 / 6-8	1,000	0	80	Renovation (300 ES, 300 MS)	206,625	0	Same Site	$0	Year 2	$19,647,569
Elliott Street	390	Elem.	K-5	500	0	40	New Replacement School	96,412	96,412	Expand site	$600,000	Year 3	$18,529,981
Franklin	430	Elem.	PK-2	550	45	44	New Replacement School	100,677	100,677	Expand site	$1,500,000	Year 3	$20,415,193
Gladys Hillman-Jones	150	Middle	6-8	600	0	48	Addition/Minor alteration	110,800	25,200	Expand site	$1,000,000	Year 5	$6,338,490
McKinley	520	Elem.	3-5	500	0	40	1913 Wing	125,560	16,440	Same Site	$0	Year 4	$12,579,079
Rafael Hernandez	575	Middle	6-8	675	0	54	Addition/Minor alteration	122,300	15,200	Same Site	$0	Year 5	$5,805,743
Ridge Street	610	Elem.	K-5	500	0	40	New Replacement School	96,412	96,412	Expand site	$1,500,000	Year 3	$19,152,277
Ridge St. ECC (Arlington)	210	Elem.	K-5	460	0	37	New Elementary School	93,329	93,329	Expand site	$750,000	Year 2	$17,298,220
Ridge Street Annex (LEASED)	613	DISCONTINUE USE											
Roberto Clemente	615	Elem.	K-5	460	0	37	New Replacement School	93,329	93,329	New Site	$3,000,000	Year 3	$20,358,949
New Elementary School (1)		Elem.	K-5	460	0	37	New School	93,329	93,329	New Site	$3,000,000	Year 2	$19,449,238
New Middle School (3)		Middle	6-8	500	0	40	New School	104,549	104,549	New Site	$4,500,000	Year 2	$22,926,763
SLT IV East Totals				**6,665**	45	533		**1,336,651**	**828,206**		**$18,850,000**		**$201,950,740**
SLT IV West:													
Abington Avenue	170	Elem.	K-5	525	0	42	New Replacement School	98,085	98,085	Same Site	$0	Year 2	$17,945,953
Dr. E. Alma Flagg	415	Elem./Middle	K-5 / 6-8	1,275	0	102	Ren./Add. (600 ES, 675 MS)	248,774	165,458	Same Site	$0	Year 4	$41,096,841
Dr. William H. Horton	440	Elem.	K-5	600	0	48	New Replacement School	113,719	113,719	Expand site	$1,500,000	Year 3	$22,731,181
First Avenue	410	Elem.	K-5	550	0	44	New Replacement School	99,706	99,706	Same Site	$0	Year 2	$18,059,492
Roseville Avenue	630	DISCONTINUE USE											
Sussex Avenue	710	Elem.	K-5	460	0	37	1892 Wing Demolition/Add./Ren.	95,702	67,273	Expand site	$1,500,000	Year 3	$16,263,198
Sussex Avenue Annex	711	SLT Offices					Renovation/SLT Offices	6,650	0	Same Site	$0	Year 4	$571,868
New Middle School (4)		Middle	6-8	675	0	54	New School	131,783	131,783	New Site	$3,000,000	Year 2	$26,226,755
SLT IV West Totals				**4,085**	0	327		**794,419**	**676,024**		**$6,000,000**		**$142,895,288**
SLT IV TOTALS				**10,750**	45	860		**2,131,070**	**1,504,230**		**$24,850,000**		**$344,846,028**

** Existing enrollments include Charter School students as per NJDOE*

*** Based on school level cohorts; Does not include new or expanded preschool programs; Assumes a redistribution of special education students to neighborhood schools in accordance with district averages*

**** Does not include provisions for new expanded preschool programs*

***** Includes warehouse space*

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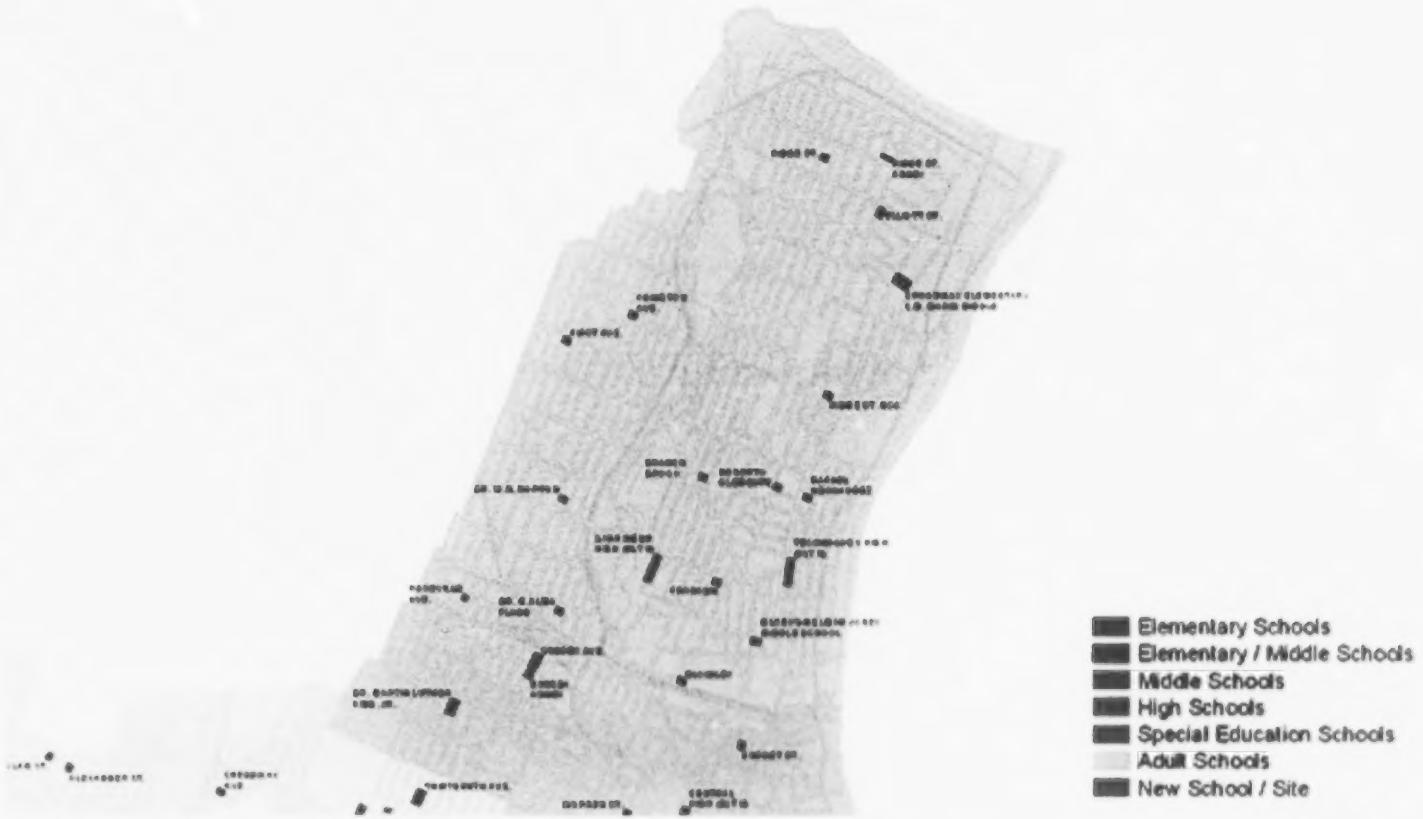
MAP IV.1 SLT IV Existing Locations



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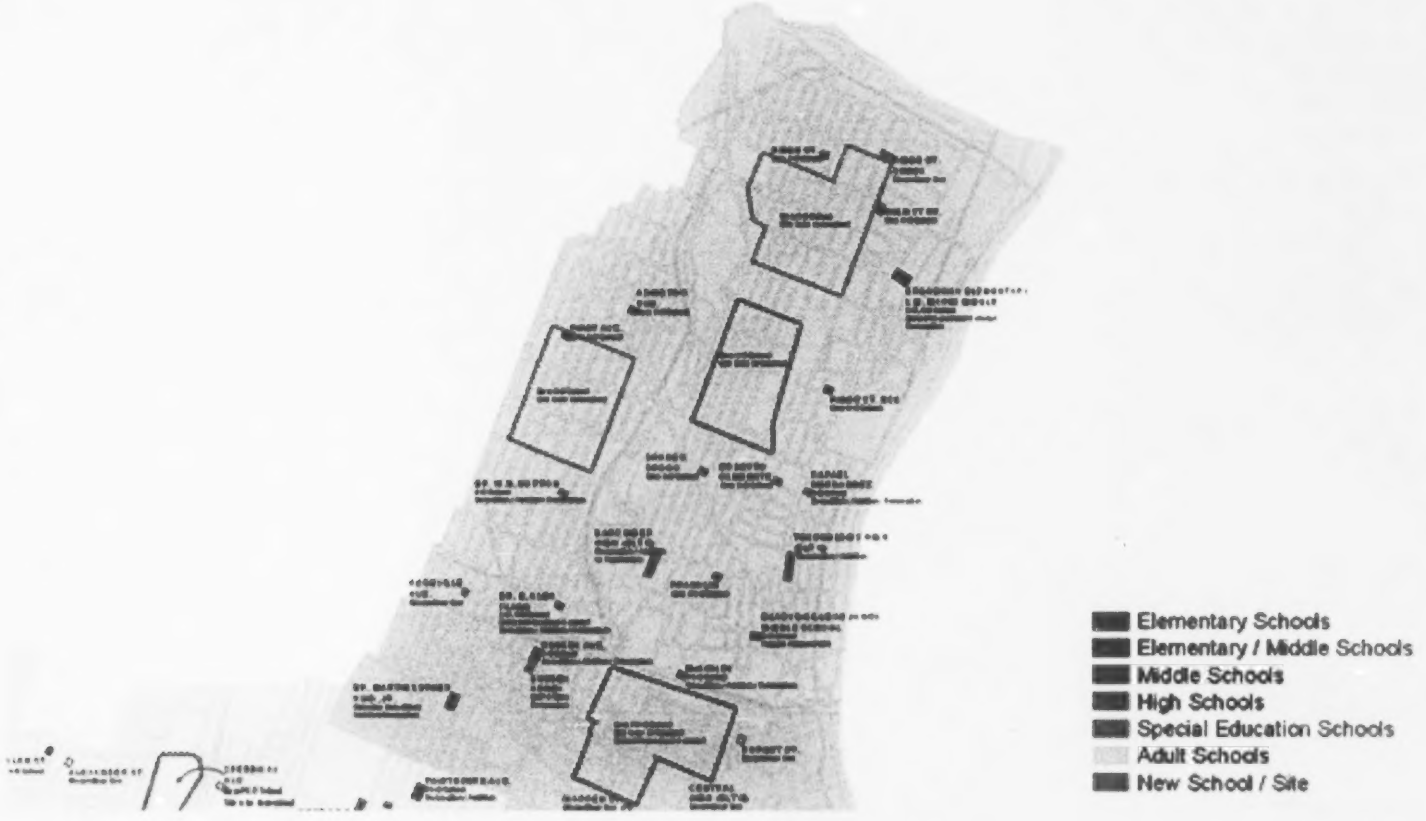
MAP IV.2 SLT IV Proposed Redevelopment



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SLT IV

Building Development Considerations

Individual facility considerations that shaped the Facilities Management Plan for the SLT IV schools are as follows:

SLT IV / EAST

Branch Brook School (1926)
Elliott Street School (1871)
Franklin School (1889)
Ridge Street School (1911)
Ridge Street Early Childhood Center (1924)
Ridge Street Annex (1939 – leased)
Roberto Clemente (1883)

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages about 50% of replacement costs. Additional budget considerations to remedy program space deficiencies, which in many cases includes classrooms sized less then 650 square feet, would approach or exceed replacement costs and result in more gross square feet/student than new construction. All are deficient in capacity to serve current and projected enrollments, particularly Ridge Street and its annexes.

It is proposed to replace all buildings except the annexes whose use as school support buildings will be discontinued. All schools, including the Ridge Street Early Childhood Center, are to be replaced with K-5 schools for approximately 500 students each, except for Franklin which is to become a PK-2 school for 550 students feeding into McKinley. All existing sites are too small to accommodate the replacement schools and need to be expanded or have the schools relocated to new nearby sites.

SLT IV / EAST

Broadway Elementay School/Luis Munoz Marin Middle School (1955)
Gladys Hillman-Jones (1911/1999)
McKinley (1915)
Rafael Hernandez (1995)

The above schools are relatively new schools and will be retained with renovation and/or expansion. Broadway/Marin is to be renovated in stages to remedy existing deficiencies and accommodate house plan K-5 and K-8 schools for 500 students each. Temporary classrooms may be required to facilitate the renovation program.

Gladys Hillman-Jones was renovated in 1999 as a model middle school but lacks select program spaces and supporting facilities (particularly a gym) to meet the projected capacity need of 600 students. Some site expansion is needed to accomplish this.

McKinley is in poor condition, mostly due to the 1915 wing. This old wing is proposed to be demolished, a new wing built, and the remaining existing building renovated to become a 500 student school for grades 3-5 paired with Franklin for grades PK-2. Rafael Hernandez is the newest school building in the district but needs a minor addition and modest renovation for conversion to a middle school for 675 students.

SLT IV / EAST **New Elementary School**
New Middle School

In order to provide the needed capacity in SLT IV East and maintain appropriate school sizes, two new schools on new sites are required. The new elementary school is to be located as centrally as possible in the eastern part of SLT IV and accommodate 480 students. A new middle school for 500 students is to be located in the northern part of SLT IV East and accommodate 500 students primarily from the new Ridge and Elliott Street Schools.

SLT IV / WEST **Abington Avenue School** (1900)
Dr. William H. Horton School (1893)
First Avenue School (1928)
Roseville Avenue School (1883)

The above schools are old, educationally obsolete facilities that are in poor condition. The cost to remedy the existing physical plant deficiencies averages about 50% of replacement costs. Additional budget considerations to remedy program space deficiencies, which in many cases include classrooms sized less then 700 square feet, would approach or exceed replacement costs and result in more gross square feet/student than new construction. Except for Roseville, which is very small and located on a tiny site, all are proposed to be replaced as K-5 schools for 500-600 students each. The use of Roseville is to be discontinued.

A potential new site for Abington has been identified across Bloomfield Avenue. Dr. William Horton will require an expanded or new site, and First Avenue could be replaced on the existing site if the existing gym/auditorium wing were demolished. To ease both current overcrowding and provide swing space for First Avenue and/or Abington, it is proposed to lease space at a nearby parochial school.

SLT IV / WEST **Dr. E. Alma Flagg School** (1984)

This will be renovated and expanded to become a house plan K-5/6-8 school for 1,275 students. There is ample site area, but temporary classroom facilities may be required to facilitate the renovation/addition program.

SLT IV / WEST **Sussex Avenue School** (1892)
Sussex Avenue Annex (1970)

It is proposed that Sussex Avenue School have the 1892 wing demolished, the remainder renovated and an addition added to create a K-5 school for 460 students. To facilitate this, the site needs to be expanded. The Annex is too small to serve instructional purposes and it is better suited for use for the SLT offices. This will free more educationally appropriate space at Rafael Hernandez.

SLT IV / WEST **New Middle School**

In order to meet the capacity needs for SLT IV West, promote an elementary and middle school organization and maintain appropriately sized schools, a new 675 student school for grades 6-8 is proposed. A new site is required and one possibility under consideration is a part of the School Stadium site. This could be made available if the deteriorating stadium is demolished and rebuilt as a smaller facility.

Cost & Funding Allowance Summary

Of the proposed $344,846,028 total project budget for SLT IV, $219,396,306 falls within the proposed funding allowance.

Table IV.7 summarizes cost and funding data for each project included in the SLT IV Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Page 20-21).

TABLE IV.7 SLT IV Cost & Funding Allowance Summary

SLT 04 Building Name	Construction Cost	Construction Funding	Site Acquisition Cost	Site Funding	Project Total	Project Funding Allowance	Requested Add't Funding
Branch Brook Elementary School	16,449,238	9,788,812	3,000,000	3,000,000	19,449,238	12,788,812	6,660,426
Broadway/Luis Munoz Marin Elem./Middle Sch.	19,647,569	23,816,007	-	-	19,647,569	19,647,569	-
Elliott Street Elementary School	17,929,981	10,754,545	600,000	600,000	18,529,981	11,354,545	7,175,436
Franklin Avenue Elementary School	18,915,193	10,937,969	1,500,000	1,500,000	20,415,193	12,437,969	7,977,224
Gladys Hillman-Jones Middle School	5,338,490	15,917,041	1,000,000	1,000,000	6,338,490	6,338,490	-
McKinley Elementary School	12,579,079	9,053,486	-	-	12,579,079	9,053,486	3,525,594
Rafael Hernandez Middle School	5,805,743	3,697,314	-	-	5,805,743	3,697,314	2,108,429
Ridge Street Elementary School	17,652,277	10,433,756	1,500,000	1,500,000	19,152,277	11,933,756	7,218,521
Ridge Streeet Early Childhood Center	16,548,220	9,781,064	750,000	750,000	17,298,220	10,531,064	6,767,156
Roberto Clemente Elementary School	17,358,949	9,786,428	3,000,000	3,000,000	20,358,949	12,786,428	7,572,521
New Elementary School 01	16,449,238	10,027,212	3,000,000	3,000,000	19,449,238	13,027,212	6,422,026
New Middle School 03	18,426,763	10,892,033	4,500,000	4,500,000	22,926,763	15,392,033	7,534,730
Abington Avenue Elementary School	17,945,953	10,788,170	-	-	17,945,953	10,788,170	7,157,783
Dr. E. Alma Flagg Elementary/Middle School	41,096,841	18,914,328	-	-	41,096,841	18,914,328	22,182,513
Dr. William H. Horton Elementary School	21,231,181	10,937,969	1,500,000	1,500,000	22,731,181	12,437,969	10,293,212
First Avenue Elementary School	18,059,492	11,236,722	-	-	18,059,492	11,236,722	6,822,770
Sussex Avenue Elementary School	14,763,198	7,510,217	1,500,000	1,500,000	16,263,198	9,010,217	7,252,981
Sussex Avenue Annex	571,868	562,736	-	-	571,868	562,736	9,132
New Middle School 04	23,226,755	14,457,490	3,000,000	3,000,000	26,226,755	17,457,490	8,769,265
	$ 319,996,028	$ 209,293,295	$ 24,850,000	$ 24,850,000	**$ 344,846,028**	**$ 219,396,306**	**$ 125,449,722**

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Efficiency Evaluation

Table IV.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT IV school in the table, it can be seen that much of the "excess" square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT IV schools is 1.69. Compared to the Abbott Model allowance of 1.40, the higher grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.
- Single-loaded corridors around a large centrally located interior space such as an auditorium.
- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed.

The remaining excess proposed square footage results from the provision of spaces that are not included in the Abbott Model. However, this typically does not exceed program space types that are currently provided in the schools. Also, the proposed capacity of most schools exceeds the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

* Grossing factors should be viewed as preliminary pending more detailed analysis.

** GSF/student and NSF/student do not include areas for SLT offices.

*** Existing included proposed 1999 addition.

**** Excludes warehouse space.

TABLE IV.8 SLT IV Efficiency Evaluation

SCHOOL	School Type	Capacity as per NJDOE	Existing Grossing Factor*	EXISTING Gross SF/Student Analysis: Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	Net SF/ Student Analysis: Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess
SLT IV / EAST:											
Branch Brook****	Elem	47	0.78	19,980	425.11	124.90	+300.21	25,647	545.68	89.00	+456.68
Broadway/Luis Munoz Marin	Elem./Middle	1111	1.84	206,625	185.98	126.96	+59.02	112,043	100.85	90.69	+10.16
Elliott Street	Elem.	513	1.85	79,975	155.90	124.90	+31.00	43,129	84.07	89.00	-4.93
Franklin	Elem./Middle	538	1.94	110,185	204.80	126.96	+77.84	56,805	105.59	89.00	+16.59
Gladys Hillman-Jones	Middle	351	1.74	91,836	173.91	131.08	+42.83	52,825	89.58	94.00	-4.42
McKinley	Elem./Middle	1046	1.67	157,345	150.43	126.96	+23.47	94,329	90.18	90.69	-0.51
Rafael Hernandez**	Elem./Middle	564	1.51	107,100	189.89	126.96	+62.93	70,751	125.45	90.69	+34.76
Ridge Street	Elem./Middle	493	1.52	61,545	124.84	126.96	-2.12	40,600	82.35	90.69	-8.34
Ridge St. ECC (Arlington)	Early Childhood	*incl. above*		*incl. above*							
Ridge Street Annex (LEASED)	Elem./Middle	*incl. above*		*incl. above*							
Roberto Clemente	Elem.	503	1.74	77,740	154.55	124.90	+29.65	44,634	88.74	89.00	-0.26
New Elementary School (1)											
New Middle School (3)											
SLT IV / EAST AVERAGE		5,166	**1.62**	912,331	**196.16**		**+69.43**	540,763	**145.83**		**+55.52**
SLT IV/ WEST:											
Abington Avenue	Elem./Middle	728	1.96	93,400	128.30	126.96	+1.34	47,731	65.56	90.69	-25.13
Dr. E. Alma Flagg	Elem./Middle	405	1.91	75,300	185.93	126.96	+58.97	39,453	97.41	90.69	+6.72
Dr. William H. Horton	Elem./Middle	713	1.97	105,800	148.39	126.96	+21.43	53,769	75.41	90.69	-15.28
First Avenue***	Elem./Middle	583	1.81	68,980	118.32	126.96	-8.64	38,026	65.22	90.69	-25.47
Roseville Avenue	Elem.	235	1.43	24,220	103.06	124.90	-21.84	16,990	72.30	89.00	-16.70
Sussex Avenue	Elem./Middle	551	1.56	71,079	129.00	126.96	+2.04	45,677	82.90	90.69	-7.79
Sussex Avenue Annex	Elem.	*incl. above*		*incl. above*							
New Middle School (4)											
SLT IV / WEST AVERAGE		3,215	**1.77**	438,779	**135.50**	126.62	**+8.88**	241,646	**76.47**	90.41	**-13.94**
SLT IV TOTALS		8,381	**1.70**	1,351,110	**165.83**	126.67	**+39.15**	782,409	**111.15**	90.36	**+20.79**

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TABLE IV.8 *(continued)* SLT IV Efficiency Evaluation

SCHOOL	PROPOSED											Proposed Program SF in Excess of Abbott Model
				Gross SF/Student Analysis				Net SF/ Student Analysis				
	School Type	Max. Capacity	Proposed Grossing Factor*	Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess	
SLT IV / EAST:												
Branch Brook****	Elem.	533	1.45	93,329	175.10	**124.90**	+50.20	64,365	120.76	**89.00**	+31.76	16,756
Broadway/Luis Munoz Marin	Elem./Middle	1,120	1.69	206,625	184.49	**126.96**	+57.53	122,234	109.14	**90.69**	+18.45	20,993
Elliott Street	Elem.	568	1.45	96,412	169.74	**124.90**	+44.84	66,491	117.06	**89.00**	+28.06	15,722
Franklin	Elem.	597	1.45	100,677	168.64	**124.90**	+43.74	69,433	116.30	**89.00**	+27.30	16,054
Gladys Hillman Jones	Middle	669	1.47	110,800	156.50	**131.08**	+25.42	75,377	91.51	**94.00**	**-2.49**	14,597
McKinley	Elem.	561	1.78	125,560	223.81	**124.90**	+98.91	70,545	125.75	**89.00**	+36.75	27,788
Rafael Hernandez**	Middle	748	1.39	122,300	163.50	**131.08**	+32.42	87,767	117.34	**94.00**	+23.34	17,950
Ridge Street	Elem.	568	1.45	96,412	169.74	**124.90**	+44.84	66,491	117.06	**89.00**	+28.06	15,732
Ridge St. ECC (Arlington)	Elem.	533	1.45	93,329	175.10	**124.90**	+50.20	64,365	120.76	**89.00**	+31.76	16,751
Ridge Street Annex (LEASED)												
Roberto Clemente	Elem.	533	1.45	93,329	175.10	**124.90**	+50.20	64,365	120.76	**89.00**	+31.76	16,781
New Elementary School (1)	Elem.	533	1.45	93,329	175.10	**124.90**	+50.20	64,354	120.74	**89.00**	+31.74	16,756
New Middle School (3)	Middle	554	1.45	104,549	188.72	**131.08**	+57.64	72,103	130.15	**94.00**	+36.15	20,033
SLT IV / EAST AVERAGE		7,517	**1.49**	1,336,651	**177.13**	126.62	**+50.51**	887,890	**117.28**	90.39	**+26.89**	**199,157**
SLT IV/ WEST:												
Abington Avenue	Elem.	589	1.45	98,085	166.53	**124.90**	+41.63	67,645	114.85	**89.00**	+25.85	14,998
Dr. E. Alma Flagg	Elem./Middle	1,436	1.69	248,774	173.24	**126.96**	+46.28	146,782	102.22	**90.69**	+11.53	15,636
Dr. William H. Horton	Elem.	698	1.45	113,719	162.92	**124.90**	+38.02	78,427	112.36	**89.00**	+23.36	16,041
First Avenue***	Elem.	612	1.45	99,706	162.92	**124.90**	+38.02	68,763	112.36	**89.00**	+23.36	14,054
Roseville Avenue												
Sussex Avenue	Elem.	533	1.53	95,702	179.55	**124.90**	+54.65	62,545	117.35	**89.00**	+28.35	14,926
Sussex Avenue Annex	SLT Offices			6,650								
New Middle School (4)	Middle	750	1.45	131,783	175.71	**131.08**	+44.63	90,885	121.18	**94.00**	+27.18	20,394
SLT IV / WEST AVERAGE		4,618	**1.50**	794,419	**170.15**	126.27	**+43.87**	515,047	**113.38**	90.12	**+23.27**	**96,049**
SLT IV TOTALS		12,135	1.50	2,131,070	**173.64**	126.45	**+47.19**	1,402,937	**115.33**	90.25	**+25.08**	**295,206**

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SLT IV

Implementation Schedule

SLT IV SCHEDULE ISSUES Like SLT I East, both SLT IV East and West are experiencing severe overcrowding. As a result, it is necessary to build a new elementary school in SLT IV East and new middle schools in both SLT IV East and West in Year 2 based on site acquisition in Year 1. In addition, in SLT IV West, it is necessary to lease space, preferably at St. Francis Xavier, both to relieve current overcrowding at First Avenue and Abington and to facilitate the reconstruction of both schools on their existing sites in Year 2. In SLT IV East, in addition to the new elementary and middle schools on new sites, it is necessary in Year 2 to replace both Branch Brook and Ridge Street Early Childhood Center as K-5 schools on new or expanded sites acquired in Year 1. In order to facilitate that and the Ridge Street replacement in Year 3, it is necessary to renovate Broadway/Marin using temporary classrooms for increased capacity in Year 2.

TABLE IV.9 SLT IV Proposed Redevelopment Plan Schedule

School Name	Scope of Work	Grades	Target Capacity	Construction Start 2000	2001	2002	2003	2004
SLT IV East:								
Branch Brook	New Replacement School	K-5	460					
Broadway/Luis Munoz Marin	Renovation (500 ES; 500 MS)	K-5 / 6-8	1,000					
Elliott Street	New Replacement School	K-5	500					
Franklin	New Replacement School	PK-2	550					
Gladys Hillman Jones	Addition/Minor alteration	6-8	600					
McKinley	1915 Wing Demolition/Add./Ren.	3-5	500					
Rafael Hernandez	Addition/Minor alteration	6-8	675					
Ridge Street	New Replacement School	K-5	500					
Ridge St. ECC (Arlington)	New Elementary School	K-5	460					
Roberto Clemente	New Replacement School	K-5	460					
New Elementary School (1)	New School	K-5	460					
New Middle School (3)	New School	6-8	500					
SLT IV East Totals			**6,665**					
SLT IV West:								
Abington Avenue	New Replacement School	K-5	525					
Dr. E. Alma Flagg	Ren./Add. (600 ES; 675 MS)	K-5 / 6-8	1,275					
Dr. William H. Horton	New Replacement School	K-5	600					
First Avenue	New Replacement School	K-5	550					
Sussex Avenue	1892 Wing Demolition/Add./Ren.	K-5	460					
Sussex Avenue Annex	Renovation/SLT Offices							
New Middle School (4)	New School	6-8	675					
SLT IV West Totals			**4,085**					
SLT IV TOTALS			**10,750**					

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SLT V

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SLT V

Summary of Findings

Geographically, SLT V is divided between two wards, Central and West. The Central Ward is situated east of the Garden State Parkway. The SLT consists of seven elementary schools serving a variety of grade levels, four elementary/middle schools, two middle schools, and one special education school serving children with severe handicap disabilities. (New Jersey Regional Day School is also under the SLT V umbrella but is not included in the FMP since it is a state-owned facility.) Mount Vernon School, one of the existing elementary/middle schools, is a large, multicultural, multilingual school representing over thirty different languages. In the past two years, grades five through eight have been phased out as part of a restructuring plan for this school. These grades are being phased into Vailsburg Middle School since is currently under populated.

SLT V houses about 40% of the special education population in The Newark Public Schools due to the availability of classroom space. John F. Kennedy is being restructured as a middle/high school, serving children with severe handicap disabilities from the ages of eleven to twenty years of age. Other schools with special education populations are Alexander/Boylan, Camden, Camden Middle, Fifteenth Avenue, Fourteenth Avenue, Lincoln, Mount Vernon, South Seventeenth, Thirteenth Avenue and Vailsburg Middle. Although SLT V offers the full continuum of special education placement, the program of choice is inclusion, which is offered whenever appropriate to the students' needs.

The unique physical characteristics of SLT V buildings vary from school to school. Overall, at least two-thirds of the schools are reaching or have passed the one hundred-year mark of existence. These schools are Alexander/Boylan, Fifteenth Avenue, Fourteenth Avenue, Lincoln, South Seventeenth, Speedway and Harriet Tubman and Vailsburg Middle. A few of the schools are currently reaching full or overcrowded student capacity while others are underutilized. The surrounding areas of Harriet Tubman, South Seventeenth, Fourteenth Avenue Schools are undergoing major revitalization, bringing in new single and multiple family dwellings. However, the existing school facilities do not reflect the revitalization of their neighborhoods.

STATUS OF EXISTING FACILITIES

Critical facilities issues that shaped the proposed Facilities Management Plan for SLT V are summarized below. A statistical summary with infrastructure, capacity, projected enrollment, and unhoused student data for each school is provided on page five.

PHYSICAL PLANT:

- The average age of the original section of an SLT V school is 72 years. (The average age of the original section of all Newark schools is 80 years.) The average age of the original section of an Abbott district school is 58 years. The average age of a Newark school addition is 68 years. The average age of an Abbott district school addition is 35 years.

- Seven of the fourteen schools in SLT V were built prior to 1925. Three date to the 1800s. The newest school is 26 years old.

- Each SLT V school requires significant upgrades to repair or replace items that are no longer functional, to replace components that have exceeded their life cycle expectancy, and/or to meet current code requirements.

- The projected cost to correct all functional, life cycle and current code deficiencies identified in the nineteen buildings operated by the Newark Public Schools in SLT V was calculated to be $82,167,921. (This figure is based on criteria and unit cost data set forth by the New Jersey Department of Education and does not necessarily reflect construction costs particular to Essex County.) The cost estimate does not address deficiencies found in leased facilities or capacity and educational adequacy deficiencies. According to NJDOE cost estimates, the replacement value of all SLT V buildings totals $162,910,625.

- All SLT V schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies.

- One school has a deficiency correction budget that exceeds replacement costs. Six other schools have deficiency correction budgets that range from 50% - 80% of replacement costs.

CAPACITY

- The majority of Newark's schools were located to serve student population needs of fifty to one hundred years ago. Therefore, many schools today are either overcrowded or underutilized, depending upon demographic changes that have occurred during the last century. Most schools that have excess capacity are not typically located in an area that can help alleviate overcrowding in nearby schools.

- The eastern portion of SLT V has significant excess capacity in each school. Two schools in the western portion of SLT V do not have adequate capacity to accommodate projected enrollments. The western section of SLT V is geographically isolated from the rest of the SLT. It is surrounded on three sides by other towns and divided on its narrow neck from the rest of SLT V by a cemetery, a park, and the Garden State Parkway. This poses a physical barrier that prevents reassigning students from the crowded western portion of the SLT to schools with available capacity in the eastern part.

- NJDOE Abbott Model class size and classroom square footage standards have greatly reduced school capacities in the older schools. *(See typical classroom sizes on summary table.)* Many schools have classroom sizes that should only house 18 students or less, causing instructional inefficiencies.

- The provision of specialized spaces that are needed to appropriately deliver the Core Curriculum Content Standards and address the needs of Newark's students within existing facilities will reduce available capacity in all schools.

PROGRAM SPACES

- Most of the district's schools were designed in accordance with the educational standards of another era. As such, many of the classrooms do not meet current size standards and/or are not equipped to accommodate current instructional methodologies or programs. Also, many spaces advocated in the Newark Facilities Model, as discussed in the Educational Programs Summary Report, which are needed to support the Core Curriculum Content Standards, hands-on, inquiry-based,

technology-infused instruction, and the particularized needs of Newark's students, are not provided or are inadequately provided.

- Many schools have basement instructional spaces that do not meet current code requirements in terms of ceiling heights.

CONFIGURATION

- SLT V consists of one early childhood center, five elementary schools, five combined elementary/middle schools, two middle schools, and one special education school. School grade alignments vary greatly for each program type due to the geographic configuration of the SLT and the school locations. It is a district objective to create separate K-5 elementary and 6-8 middle schools as much as feasible, whether this be achieved through separate schools or "schools-within-a-school."

- General education schools in SLT V serve from 149-962 students. Several schools are inefficiently sized in terms of the NJDOE Abbott District Facilities Model while others have large student populations that exceed the 460-student elementary school and 675-student middle school sizes advocated in the Abbott Model. It is a district objective to conform to the Abbott Model as much as feasible given existing facilities and geographical sending areas.

PARTICULARIZED CONDITIONS & NEEDS

- The Newark Public Schools provides "neighborhood" schools to general education students in grades K-8 in order to promote parent and community involvement. Since students are assigned to schools on a geographic basis, it is critical that equal accommodations be provided in each school throughout the district so that each student is offered the same opportunities and experiences.

- Bus transportation is typically not provided to general education students. Traffic congestion, geographical barriers such as highways, the size of the district, and the lack of appropriate student drop-off areas at the schools are not conducive to mass busing.

- Newark is a densely populated community with a scarcity of available open land. Many schools currently offer little or no on-site parking or play areas.

SLT V

Summary of Existing Conditions

DEFINITIONS

- **DEFICIENCY CORRECTION BUDGET** includes budgets for the repair/replacement of components identified as non-functional, past life cycle expectancy, and/or not compliant with current codes (regardless of whether correction is mandated), based on NJDOE cost criteria.

- **BUILDING REPLACEMENT VALUE** indicates the cost of replacing the existing school square footage with new construction, based on $125 per square foot as directed by NJDOE.

- **FACILITY CONDITION INDEX** is a ratio that compares the cost of repairs (deficiency correction budget) to replacement (building replacement value).

- Capacity calculations are based on prescribed NJDOE methodologies.

NOTES

* Existing enrollments do not include charter school students.

** Projected enrollments do not include new or expanded preschool programs; assume a redistribution of special education students to neighborhood schools in accordance with district averages.

TABLE V.1 Existing Conditions: Capacity and Enrollment

SCHOOL ID		CURRENT USE		CAPACITY & ENROLLMENT				
Name	NJDOE Number	Type	Grades	**Capacity as per NJDOE**	1998-99 Actual Enroll.*	Proj. Enroll.** (by Sch.)	**Proj. Missing Capacity**	Typical Clrm. Size
SLT V East:								
Camden Street	310	Elem.	PK-5	991	710	792	+199	700-1080 sf
Camden Street Middle	315	Middle	5-8	901	543	581	+320	700-940 sf
Fifteenth Avenue	400	Elem./Middle	PK-8	567	273	286	+281	640-815 sf
Fourteenth Avenue	420	Elem.	K-4	340	217	221	+119	670-1080 sf
Harriet Tubman	455	Elem.	PK-6	365	337	291	+74	610-810 sf
John F. Kennedy	477	SE	ungraded	279	108	101	+178	680-890 sf
South 17th Street	670	Elem./Middle	PK-8	578	530	479	+99	750-805 sf
Thirteenth Avenue	715	Elem./Middle	PK-8	1,378	906	798	+580	730 sf
SLT V/East TOTALS				**5,399**	**3,624**	**3,549**	**+1,850**	
SLT V West:								
Alexander Street	180	Elem.	1-6	617	571	522	+95	670-1020 sf
Boylan Street	340	Elem.	PK-1	50	149	119	-69	360-755 sf
Lincoln	490	Elem.	K-5	415	639	591	-176	695-715 sf
Mount Vernon	570	Elem./Middle	K-5, 7-8	1,024	962	808	+216	740-1250 sf
Speedway Avenue	690	Elem.	K-4	283	292	236	+47	520-815 sf
Vailsburg Middle	718	Middle	6-8	674	553	620	+54	715-800 sf
SLT V/West TOTALS				**3,063**	**3,166**	**2,896**	**+167**	
SLT V TOTALS				**8,462**	**6,790**	**6,445**	**+2,017**	

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TABLE V.1 *(continued)* Existing Conditions: Infrastructure Issues

SCHOOL ID		INFRASTRUCTURE ISSUES (does not address educational adequacy)														
		Site	DATES OF CONSTRUCTION/SF									Deficiency	Building	FCI		
			Total	Original Bldg.		Addition 1		Addition 2		Addition 3						
Name	NJDOE Number	Size (acres)	GSF	Year	SF	Year	SF	Year	SF	Year	SF	Correction Budget	Replacement Value	Good 0-0.05	Fair 0.05-0.10	Poor 0.10+
SLT V East:																
Camden Street	310	2.47	161,785	1968	161,785							8,044,531	20,223,125			0.40
Camden Street Middle	315	2.94	170,900	1973	170,900							8,361,315	21,362,500			0.39
Fifteenth Avenue	400	1.04	90,575	1891	25,000	1897	5,000	1917	25,000	1926	35,575	5,927,543	11,321,875			0.52
Fourteenth Avenue	420	1.15	59,265	1906	57,265							5,924,028	7,408,125			0.80
Harriet Tubman	455	1.14	51,095	1876	33,655	1974	17,440					5,365,990	6,386,875			0.84
John F. Kennedy	477	0.91	46,180	1967	46,180							2,402,963	5,772,500			0.42
South 17th Street	670	1.37	84,770	1911	59,150	1950	16,000	1973	9,620			6,385,744	10,596,250			0.60
Thirteenth Avenue	715	3.44	206,520	1971	206,520							10,475,356	25,815,000			0.41
SLT V/East TOTALS		**14.46**	**871,090**									**$ 52,887,470**	**$ 108,886,250**			
SLT V West:																
Alexander Street	180	0.71	77,720	1886	15,000	1903	10,000	1918	20,000	1921	32,720	6,558,178	9,715,000			0.68
Boylan Street	340	1.36	24,245	1927	24,245							2,357,262	3,030,625			0.78
Lincoln	490	0.79	65,400	1908	65,400							3,787,135	8,175,000			0.46
Mount Vernon	570	5.29	116,565	1954	110,240	1996	6,325					5,485,509	14,570,625			0.38
Speedway Avenue	690	1.03	35,035	1916	17,035	1972	18,000					4,852,025	4,379,375			1.11
Vailsburg Middle	718	1.76	113,230	1931	97,030	1957	16,200					6,240,342	14,153,750			0.44
SLT V/West TOTALS		**10.94**	**432,195**									**$ 29,280,451**	**$ 54,024,375**			
SLT V TOTALS		**25.40**	**1,303,285**									**$ 82,167,921**	**$ 162,910,625**			

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SLT V

Facility Condition Report

The "Facility Condition Index" (FCI) is a planning tool used to identify the general physical condition of a school. The FCI is a ratio of the cost of repairs to the cost of replacement. A FCI factor of less than 0.05 indicates that the building is in good condition. A FCI factor of 0.05-0.10 indicates that the building is in fair condition. A FCI greater than 0.10 indicates that the building is in poor condition.

Table V.2 calculates the Facilities Condition Index for each SLT V school, based on all cited deficiencies, and the minimum cost of upgrades that are required to bring the facility up to "fair" condition or 10% or less of replacement costs. The automated report found in the Project Web Site is not used since deficiencies that pertain to educational adequacy (such as cabinetry, chalkboards, and bulletin boards) are not included in the calculations. *(This change was implemented during the project to address the mandate that deficiencies pertaining to educational adequacy be 100% corrected rather than the 90% represented in the variance. This change, however, does not allow the calculation of an FCI that includes all cited deficiencies.)*

The major findings of the Facility Condition Index analysis are as follows:

- All SLT V schools have a "Facility Condition Index" rating of "poor." In many cases, however, the "poor" rating results from the inclusion of budgets to replace building components that are presently functional but have exceeded their life cycle expectancy, and/or to correct grandfathered current code deficiencies.

- One school has a deficiency correction budget that exceeds replacement costs. Six other schools have deficiency correction budgets that range from 50% - 80% of replacement costs.

TABLE V.2 — Facility Condition Report

School Name	Building Replacement Value	Deficiency Correction Budget	FAC. CONDITION INDEX (FCI) Good 0-0.05	Fair 0.05-0.10	Poor 0.10+	Deficency Target (10% of Repl. Value)	Variance (min. to be corrected)
SLT V East:							
Camden Street	20,223,125	8,044,531			0.40	2,022,313	6,022,219
Camden Street Middle	21,362,500	8,361,315			0.39	2,136,250	6,225,065
Fifteenth Avenue	11,321,875	5,927,543			0.52	1,132,188	4,795,356
Fourteenth Avenue	7,408,125	5,924,028			0.80	740,813	5,183,216
Harriet Tubman	6,386,875	5,365,990			0.84	638,688	4,727,303
John F. Kennedy	5,772,500	2,402,963			0.42	577,250	1,825,713
South 17th Street	10,596,250	6,385,744			0.60	1,059,625	5,326,119
Thirteenth Avenue	25,815,000	10,475,356			0.41	2,581,500	7,893,856
SLT IV/East TOTALS	**$108,886,250**	**$52,887,470**				**$10,888,625**	**$41,998,845**
SLT V West:							
Alexander Street	9,715,000	6,558,178			0.68	971,500	5,586,678
Boylan Street	3,030,625	2,357,262			0.78	303,063	2,054,200
Lincoln	8,175,000	3,787,135			0.46	817,500	2,969,635
Mount Vernon	14,570,625	5,485,509			0.38	1,457,063	4,028,447
Speedway Avenue	4,379,375	4,852,025			1.11	437,938	4,414,088
Vailsburg Middle	14,153,750	6,240,342			0.44	1,415,375	4,824,967
SLT V/West TOTALS	**$54,024,375**	**$29,280,451**				**$5,402,438**	**$23,878,014**
SLT V TOTALS	**$162,910,625**	**$82,167,921**				**$16,291,063**	**$65,876,859**

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SLT V

Gross Square Feet per Student

Table V.3 examines excess building square footage in terms of the Abbott District Facilities Model. The gross square feet per student ratio is determined by dividing the existing gross square feet for each school by either the current school enrollments or the existing school capacity based on the NJDOE calculation methodology. The resulting square foot per student ratio is then compared to that prescribed by NJDOE in the Abbott Facilities Model, with square footage in excess of the Abbott Model noted with a (+).

Three SLT V schools are within the Abbott District Model parameters when square footage is compared to existing enrollments and existing school capacity.

MAJOR CONSIDERATIONS

- The variation between the ratios based on current enrollments and building capacity results from the number of classrooms that are considered too small to contribute capacity or have prorated class sizes below the prescribed model. Also, many SLT V schools are not presently utilized to their full capacity.

- Most schools provide specialized instruction spaces that are not included in the Abbott model. (A summary of the specialized spaces currently provided in each SLT V school can be found in Table V.4.) For schools that serve elementary and/or middle school students, this includes separate auditoriums and cafeterias, art rooms, music rooms, home economics labs, technology labs, and computer labs (middle school grades only). Also, most schools provide more small group instruction rooms than prescribed in the Abbott Model in order to support existing programs.

- Most of the district's schools were designed in accordance with the educational and building practices of another era. As a result, there are program space configurations and sizes that would not be replicated today. This includes single-loaded corridors around large group spaces.

- The Abbott Model includes a grossing factor of 1.40 for circulation, walls, mechanical spaces, custodial support spaces, and toilet rooms. This grossing factor is much less than the actual factor found in the existing schools as well as that typical in new school construction in the Abbott Districts for multi-story buildings. Also, many schools have received multiple additions that tend to create inefficient circulation patterns.

NOTES

* Existing enrollments do not include charter school students.

TABLE V.3 Gross Square Feet per Student

School Name	Grades	Existing GSF	Abbott Model Target GSF/Student	1998-1999 Enrollment*	GSF/ Student	Deviation from Abbott Model (GSF/Student)	Existing Capacity as per NJDOE methodology	GSF/ Student	Deviation from Abbott Model (GSF/Student)	Typical Classroom Sizes
SLT V East:										
Camden Street Elementary	PK-5	161,785	124.90	710	227.87	+102.97	991	163.25	+38.35	700-1080 sf
Camden Street Middle	5-8	170,900	126.96	543	314.73	+187.77	901	189.68	+62.72	700-940 sf
Fifteenth Avenue	PK-8	90,575	126.96	273	331.78	+204.82	567	159.74	+32.78	640-815 sf
Fourteenth Avenue	K-4	59,265	124.90	217	273.11	+148.21	340	174.31	+49.41	670-1080 sf
Harriet Tubman	PK-6	51,095	124.96	337	151.62	+26.66	365	139.99	+15.03	610-810 sf
John F. Kennedy (ungraded)	SE	46,180	0.00	108	427.59	+427.59	279	165.52	+165.52	680-890 sf
South 17th Street	PK-8	84,770	131.08	530	159.94	+28.86	578	146.66	+15.58	750-805 sf
Thirteenth Avenue	PK-8	206,520	131.08	906	227.95	+96.87	1,378	149.87	+18.79	730 sf
SLT V East TOTALS		**871,090**	**111.36**	**3,624**	**240.37**	+129.01	**5,399**	**161.34**	+49.99	
SLT V West:										
Alexander Street	1-6	77,720	124.90	571	136.11	+11.21	617	125.96	+1.06	670-1020 sf
Boylan Street	PK-1	24,245	124.90	149	162.72	+37.82	50	484.90	+360.00	360-755 sf
Lincoln	K-5	65,400	124.90	639	102.35	**-22.55**	415	157.59	+32.69	695-715 sf
Mount Vernon	K-5, 7-8	116,565	126.96	962	121.17	**-5.79**	1,024	113.83	**-13.13**	740-1250 sf
Speedway Avenue	K-4	35,035	124.90	292	119.98	**-4.92**	283	123.80	**-1.10**	520-815 sf
Vailsburg Middle	6-8	113,230	131.08	553	204.76	+73.68	674	168.00	+36.92	715-800 sf
SLT V West TOTALS		**432,195**	**126.27**	**3,166**	**136.51**	+10.24	**3,063**	**141.10**	+14.83	
SLT V TOTALS		**1,303,285**	**118.81**	**6,790**	**191.94**	+73.13	**8,462**	**154.02**	+35.20	

SLT V

Facility Model Space Analysis

Table V.4 lists specialized instruction spaces advocated in the Newark Public Schools Facilities Model and whether they are currently provided at each school. An analysis of the accommodation of spaces advocated in the Newark Model; though not required in the FMP reporting requirements at this time, is provided in order to illustrate:

- The existing provision of specialized instruction spaces throughout the SLT (noted with "●").
- Spaces which are part of the Newark Facilities Model but are not provided (noted with "❍").
- Parity issues among schools.
- (Grey spaces indicate that the program space is not applicable for a particular school.)

MAJOR CONSIDERATIONS

- Four of the fourteen schools in SLT V provide separate accommodations for physical education and lunch.
- Five of the fourteen schools have auditoriums.
- All schools have a media center. Many of the existing media centers, however, do not meet the space standards of the Abbott facilities model.
- Two schools do not have a computer lab. Only one school does not have an art room. Three schools do not have a dedicated music classroom. Many of these existing spaces, however, were former general classrooms.
- The provision of other specialized spaces, such as instrumental music rooms, science rooms, technology labs, and practical arts rooms, cannot be provided within the existing facilities without extensive renovation.

NOTES

* If a Multi-Purpose Room is provided instead of a separate gym and cafeteria, the more appropriate use of the space is marked as "existing."

TABLE V.4 Program Space Model Analysis

School Name	SPECIALIZED INSTRUCTION SPACES ● = existing dedicated space *(may be inadequate)*; μ = missing model space																
	Art Room	Auditorium	Cafeteria*	Career Lab	Computer Lab	Gymnasium	Health Classroom	Home Economics Lab	Instrumental Music Room	ITV Room	Media Center	Music/Choral Room	OT/PT Room	Practical Arts Room	Science Demo. Room	Science Lab	Technology Lab
Elementary:																	
Alexander St./Boylan ECC	λ	λ	λ	μ	λ	λ	μ	λ	λ	λ	λ	λ	μ		λ		
Camden Street	λ	μ	λ	μ	λ	λ	μ	λ	μ	μ	λ	μ	λ		λ		
14th Avenue	λ	μ	μ	μ	λ	λ	μ	λ	μ	μ	λ	λ	μ		λ		
Lincoln	μ	λ	λ	μ	λ	λ	μ		λ	μ	λ	λ	μ		μ		
Speedway Avenue	λ	μ	λ	μ	μ	μ	μ			μ	λ	λ	μ		λ		
Harriet Tubman	λ	μ	μ	μ	λ	λ	μ		λ	μ	λ	μ	μ		λ		
Elementary/Middle:																	
15th Avenue	λ	μ	λ	μ	λ	λ	μ	λ	μ	μ	λ	λ	λ	μ	μ	μ	μ
Mount Vernon (to become ES)	λ	λ	λ	μ	λ	λ	μ		μ	μ	λ	λ	μ		λ		
South 17th	λ	μ	λ	μ	λ	μ	λ	μ	μ	μ	λ	μ	μ	μ	μ	λ	μ
13th Avenue	λ	λ	λ	μ	λ	λ	μ	λ	μ	μ	λ	λ	μ	λ	λ	λ	
Middle and SE:																	
Camden Street	λ	μ	λ	μ	λ	λ	μ	λ	λ	μ	λ	λ		λ		μ	λ
Valisburg	λ	λ	λ	μ	λ	λ	μ	μ	μ	μ	λ	λ		μ		μ	μ
John F. Kennedy (SE)	λ	μ	λ	μ	μ	λ		μ		μ	λ	λ		μ		μ	μ

SLT V

The Plan & Basis for Development

The proposed plan responds to the district's educational programs and facilities objectives as well as to the previously described deficiencies. Due to the ages of the buildings, changes in the location of student populations since their construction, and program obsolescence, most SLT V schools require replacement or significant renovation and expansion. Collectively, the plan for SLT V includes four new schools on or near existing sites, two new schools on new sites, and the renovation and/or expansion of six existing schools. A summary of the existing and proposed use of each building is provided Table V.6.

CRITICAL CONSIDERATIONS

- The number of school buildings is reduced from fourteen to twelve.
- Separate, appropriate elementary and middle school facilities are created, whether on separate sites or as a "school-within-a-school" on the same site.
- Inefficient schools in terms of usable space and capacity are eliminated.
- Program spaces are provided in accordance with the Newark Facilities Models described under separate cover in the "Educational Programs Summary Report" and the "District Facilities Model" included in the next section of this report.

The proposed plan was computed to have an estimated budget of $218,388,048 with escalation costs based on a five-year phasing plan.

This budget is based on unit cost criteria set by NJDOE and is uniformly applied to each Abbott District regardless of geographical location. Therefore, it does not adequately represent higher construction costs particular to Essex County and Newark. The budget includes allowances for project overhead and "soft" costs (professional fees, contingencies, furniture, etc.), inflation, and site acquisition costs based on estimated land value and size assumptions.

SLT V

SLT V Facilities Model

SCHOOL GRADE ALIGNMENT SLT V consists of a variety of school types and grade configurations, due in part to the isolation of the Valisburg area. The schools of SLT V currently include one early childhood center for grades K-1, six elementary school buildings serving grades K-4, K-5, K-6 or 1-6, four combined elementary/middle schools serving grades K-8, two middle school serving grades 5-8 or 6-8, and one special education school. (*One of the K-8 elementary/middle schools is in the process of being converted to a K-5 elementary school.*)

The Newark Public Schools has initiated an instructional restructuring program, moving towards an elementary school (K-5) and middle school (6-8) organization. To support this objective, the district established an "Office of Middle School Education" during the 1998-99 school year. However, it is likely that the ultimate school grade configuration will remain a mixture of K-8 and K-5/6-8 schools in order to best utilize existing facilities, address particular SLT needs, and maintain successful programs. K-8 schools, however, will be developed as "schools-within-a-school" with distinct elementary and middle school components.

CAPACITY AND REQUIRED NUMBER OF SCHOOLS The number of schools that would be required in SLT V, based on the 460-student elementary school and 675-student middle school capacities advocated in the Abbott Facilities Models, for current and projected SLT V enrollments are calculated in Table V.5.

At the present time, SLT V operates a total of fourteen schools. School enrollments for the 1998-99 school year, excluding the special education school, ranged from a low of 149 students in the K-1 school to a high of 962 students in the K-8 school that is in the process of being converted to an elementary school. Of the thirteen general education schools, five had lower enrollments than advocated in the Abbott Facilities Model. Five schools offer less capacity than that advocated in the Abbott Model.

It is the goal of the Newark Facilities Management Plan to provide school capacities in accordance with the Abbott District Facilities Model as much as practical given the existing facilities and the objective to provide "neighborhood" schools. As illustrated in the table, no additional schools in SLT V are needed to accommodate existing enrollments within the prescribed Abbott Model school size if enrollments can be more equitably distributed.

NOTES (TABLE V.6)

* Existing enrollments do not include charter school students.

** Based on school level cohorts; does not include new or expanded preschool programs; assumes a redistribution of special education students to neighborhood schools in accordance with district averages.

*** Does not include provisions for new/expanded preschool programs.

TABLE V.5 SLT V Facilities Model

EXISTING	PROPOSED
ENTIRE SLT	
(14) Buildings (excluding Regional Day School)	(12) Buildings (excluding Regional Dy School)
ELEMENTARY SCHOOLS	
(7) Buildings	(6) Buildings *scope of work:* (1) new school on new site (3) new schools on existing sites (2) renovation/addition projects
ELEMENTARY/MIDDLE SCHOOLS	
(4) Buildings	(3) Buildings scope of work: (1) new school on new site (1) new school on existing site (1) renovation/addition
MIDDLE SCHOOLS	
(2) Buildings	(2) Buildings scope of work: (2) renovation/addition projects
SPECIAL EDUCATION SCHOOLS	
(1) Building	(1) Building scope of work: renovation

TOTAL EST. COST (per NJDOE unit costs):
$218,388,048

TABLE V.6 SLT V Proposed Redevelopment Plan

SCHOOL ID		EXISTING										
		SITE / INFRASTRUCTURE DATA				USE / CAPACITY DATA						
									1998-99 Enrollments*			
School Name	NJDOE Number	Original Building Age	Total GSF	Facility Condition Index	Site Size (acres)	School Type	Grades	Capacity as per NJDOE	Total Enrol.	Pre-K Students	Self-Cont. SE	Proj. Enroll.** (by School)
SLT V East:												
Camden Street Elementary	310	1968	161,785	0.3978	2.47	Elem.	PK-5	991	710	38	199	792
Camden Street Middle	315	1973	170,900	0.3914	2.94	Middle/SLT Offices	5-8	901	543	0	78	581
Fifteenth Avenue	400	1891	90,575	0.5235	1.04	Elem./Middle	PK-8	567	273	14	14	286
Fourteenth Avenue	420	1906	59,265	0.7997	1.15	Elem.	K-4	340	217	0	70	221
Harriet Tubman	455	1876	51,095	0.8402	1.14	Elem.	PK-6	365	337	24	0	291
John F. Kennedy	477	1967	46,180	0.4163	0.91	SE	ungr.	279	108	0	108	101
South 17th Street	670	1911	84,770	0.6026	1.37	Elem./Middle	PK-8	578	530	16	16	479
Thirteenth Avenue	715	1971	206,520	0.4058	3.44	Elem./Middle	PK-8	1,378	906	37	112	798
SLT V East Totals			**871,090**		**14.46**			**5,399**	**3,624**	**129**	**597**	**3,549**
SLT V West:												
Alexander Street	180	1886	77,720	0.6751	0.71	Elem.	1-6	617	571	0	10	522
Bryan Street	340	1927	24,245	0.7778	1.36	Elem.	PK-1	50	149	16	29	119
Lincoln	490	1908	65,400	0.4633	0.79	Elem.	K-5	415	639	0	0	591
Mount Vernon	570	1954	116,565	0.3765	5.29	Elem./Middle	K-5, 7-8	1024	962	0	8	808
Speedway Avenue	690	1916	35,035	1.1079	1.03	Elem.	K-4	283	292	0	0	236
Vailsburg Middle	718	1931	113,230	0.4409	1.76	Middle	6-8	674	553	0	30	620
SLT V West Totals			**432,195**		**10.94**			**3,063**	**3,166**	**16**	**77**	**2,896**
SLT V TOTALS			**1,303,285**		**25.40**			**8,462**	**6,790**	**145**	**674**	**6,445**

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TABLE V.6 *(continued)*

SLT V Proposed Redevelopment Plan

SCHOOL ID		PROPOSED									
		USE / CAPACITY DATA				CONSTRUCTION ISSUES					
			Proposed Capacity***				Square Feet	Site			
School Name	NJDOE Number	School Type	Grades	Target Capacity	Pre-K Students	Self-Cont SE	Scope of Work	Proposed Total	New Construction	Status	Preliminary Est. Acquisition Costs	Proposed Construction Start	Estimated Cost (as per NJDOE)
SLT V East													
Camden Street Elementary	310	Elem	PK-5	600	45	44	Renovation/Small Addition	169,035	7,250	Same site	$0	Year 3	$19,751,829
Camden Street Middle	315	Middle Sch	6-8	575	0	46	Renovation	170,900	0	Same site	$0	Year 5	$18,338,963
Fifteenth Avenue	400	**DISCONTINUE USE**											
Fourteenth Avenue	420	Elem	K-5	450	0	36	New replacement school	90,714	90,714	Expand site	$1,000,000	Year 2	$17,406,162
Harriet Tubman	455	Elem	PK-5	500	30	38	New replacement school	95,764	95,764	New or exp. site	$3,000,000	Year 2	$20,236,864
John F. Kennedy	477	SE	ungr	101	0	101	Renovation	46,180	0	Same site	$0	Year 4	$4,480,365
South 17th Street	670	Elem./Middle	PK-8	600	45	44	New replacement school	122,645	122,645	New site	$3,000,000	Year 3	$25,357,081
Thirteenth Avenue	715	Elem./Middle	PK-8	800	45	60	Renovation/Small Addition	206,520	7,460	Same site	$0	Year 4	$21,961,517
SLT V East Totals				**3,626**	165	370		**901,748**	**323,823**		**$7,000,000**		**$127,532,781**
SLT V West													
Alexander Street	180	**DISCONTINUE USE**											
Bryan Street	340	Elem./Middle	PK-8	700	45	52	New replacement school	132,824	132,824	New or exp. site	$3,000,000	Year 2	$26,581,159
Cooper	490	Elem	K-5	500	0	40	New replacement school	94,008	94,008	Expand site	$600,000	Year 3	$17,992,320
Mount Vernon	570	Elem	K-5	800	0	64	Renovation/Addition	134,085	17,520	Same site	$0	Year 4	$6,406,545
Speedway Avenue	690	Elem	PK-5	400	0	32	New school	82,368	82,368	New site	$3,000,000	Year 2	$20,217,360
Vailsburg Middle	718	Middle	6-8	650	0	52	Renovation/Addition	146,680	33,450	Same site	$0	Year 4	$19,667,883
SLT V West Totals				**3,050**	45	240		**589,965**	**360,170**		**$6,600,000**		**$90,855,267**
SLT V TOTALS				**6,676**	210	610		**1,491,713**	**683,993**		**$13,600,000**		**$218,388,048**

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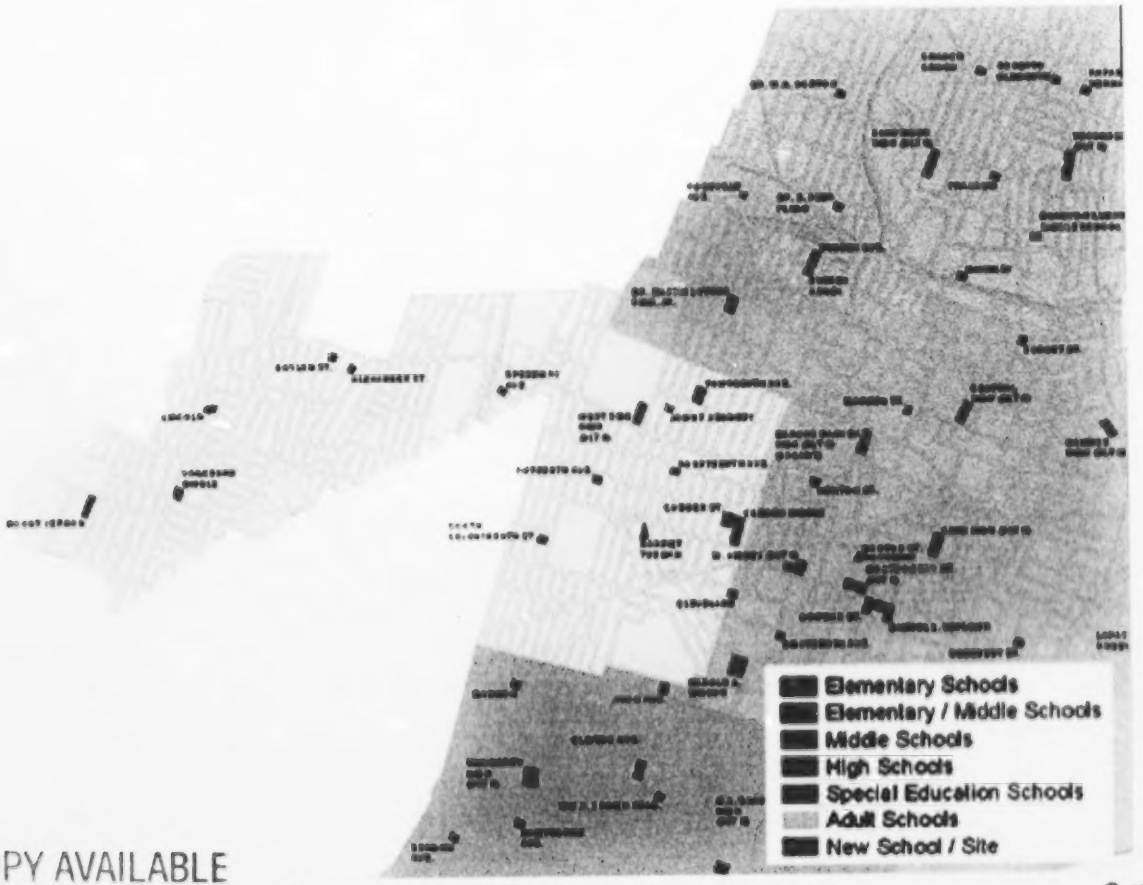
MAP V.1

SLT V Existing Locations



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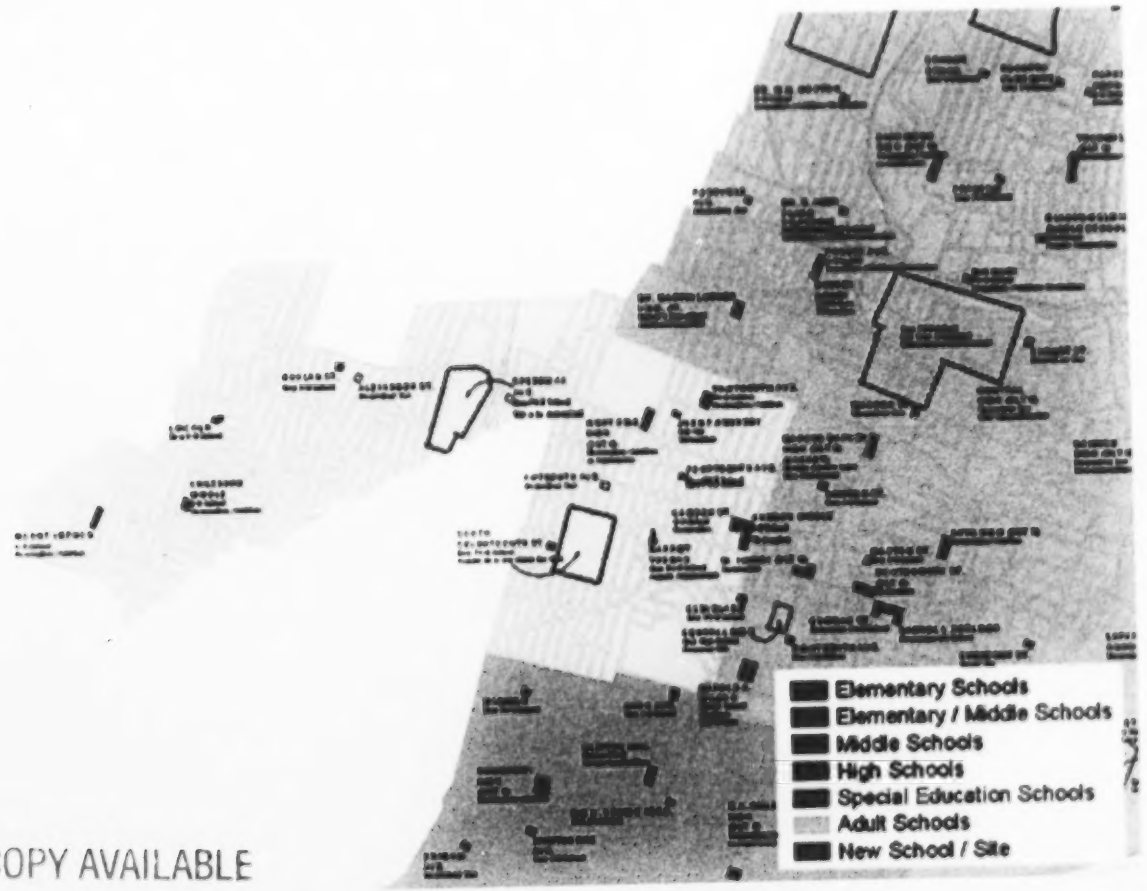
MAP V.2

SLT V Proposed Redevelopment



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SLT V

Building Development Considerations

Individual facility considerations that shaped the Facilities Management Plan for the SLT V schools are as follows:

SLT V / EAST **Fifteenth Avenue School** (1891)
Fourteenth Avenue School (1906)
Harriet Tubman School (1876)
South Seventeenth Street School (1911)

The above schools have old, antiquated facilities that are in poor condition. Fifteenth Avenue and Harriet Tubman are of wood frame construction. All are educationally inadequate. The cost to remedy the existing physical plant deficiencies averages more than 50% of replacement costs. Additional budget considerations to remedy extensive program space deficiencies, which in many cases include classrooms sized less then 700 square feet, would cause renovation work to exceed replacement costs. Except for Fifteenth Avenue, which will no longer be used, these schools will be replaced with new PK/K-5 schools for 450-600 students on new or expanded sites.

SLT V / EAST **Camden Street Elementary School** (1968)
Camden Street Middle School (1973)
Thirteenth Avenue School (1971)

These represent the newer schools in the SLT. While they have significant deficiencies, they can be successfully and efficiently renovated to remedy the deficiencies and provide appropriate educational facilities. It is proposed to renovate and construct a small addition to Camden Elementary to create a 600-student PK-5 school. Camden Middle is to be renovated as a 575-student school for grades 6-8. Thirteenth Avenue is to be renovated and a small addition built for 800 PK-8 students. All sites are of sufficient size to accommodate the small additions. Temporary classroom facilities may be required to facilitate the renovations/additions.

SLT V / EAST **John F. Kennedy School** (1967)

This school is to be renovated and will remain a Special Education facility. No building additions are needed.

SLT V / WEST **Alexander Street School** (1886)
Boylan Street School (1927)
Lincoln School (1908)
Speedway School (1916)

These schools are old, antiquated, and in very poor condition. The cost to remedy the existing physical plant deficiencies averages more than 50% of replacement costs, with Speedway actually exceeding replacement costs. Additional budget considerations to remedy extensive program space deficiencies, which in many cases include classrooms sized less then 700 square feet, would cause renovation work to exceed replacement costs. Except for Alexander Street, which will no longer be used, all schools are proposed to be replaced. Due to the geographic isolation of the neighborhood served, the Alexander and Boylan Street enrollments will be consolidated at the proposed new Boylan Street School. This school will house 700 PK-8 students on an expanded or new nearby site. Lincoln is to be replaced as a 500-student K-5 school on an

expanded site. Speedway is to be replaced as a 400-student PK-5 school on a new site in or near Vailsburg Park.

SLT V / WEST **Mount Vernon School** (1954)
Vailsburg Middle School (1931)

These schools will be maintained and renovated/expanded. While they have significant deficiencies, they can be efficiently renovated to provide appropriate educational facilities. It is proposed to renovate and build a small addition at Mount Vernon for 800 K-5 students. Vailsburg is to be expanded and renovated for 850 middle school students. In both cases, temporary classroom facilities may be required to facilitate construction.

SLT V

Cost & Funding Allowance Summary

Of the proposed $218,388,048 total project budget for SLT V, $147,748,656 falls within the proposed funding allowance.

Table V.7 summarizes cost and funding data for each project included in the SLT V Facilities Management Plan.

The table includes construction, project overhead, and soft costs as described in the District-Wide Summary, Annual Facilities Budgets (Pages 20-21).

TABLE V.7 SLT V Cost & Funding Allowance Summary

SLT V Building Name	Construction Cost	Construction Funding	Site Acquisition Cost	Site Funding	Project Total	Project Funding Allowance	Requested Add'l Funding
Camden Street Elementary School	19,751,829	13,217,581	-	-	19,751,829	13,217,581	6,534,248
Camden Street Middle School	18,338,963	13,911,796	-	-	18,338,963	13,911,796	4,427,167
Fourteenth Street Elementary School	16,406,162	9,416,149	1,000,000	1,000,000	17,406,162	10,416,149	6,990,013
Harriet Tubman Elementary School	17,236,864	10,487,675	3,000,000	3,000,000	20,236,864	13,487,675	6,749,189
John F. Kennedy School	4,480,365	3,838,437	-	-	4,480,365	3,838,437	641,928
South Seventeenth Street Elem./Middle School	22,357,081	12,717,625	3,000,000	3,000,000	25,357,081	15,717,625	9,639,456
Thirteenth Avenue Elementary/Middle School	21,961,517	16,876,013	-	-	21,961,517	16,876,013	5,085,505
Boylan Street Elementary/Middle School	23,581,159	14,541,221	3,000,000	3,000,000	26,581,159	17,541,221	9,039,938
Lincoln Elementary School	17,392,320	10,194,242	600,000	600,000	17,992,320	10,794,242	7,198,079
Mount Vernon Elementary School	6,406,545	12,849,225	-	-	6,406,545	6,406,545	-
Speedway Avenue Elementary School	17,217,360	8,227,845	3,000,000	3,000,000	20,217,360	11,227,845	8,989,515
Vailsburg Middle School	19,657,883	14,313,527	-	-	19,657,883	14,313,527	5,344,356
Totals	$ 204,788,048	$ 140,591,336	$ 13,600,000	$ 13,600,000	**$ 218,388,048**	**$ 147,748,656**	**$ 70,639,392**

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SLT V

Efficiency Evaluation

Table V.8 provides an overview of the gross and net square feet per student for each existing and proposed school and its deviation from the Abbott Model allowance. Existing and proposed net square feet grossing factors are also examined.

As illustrated by a review of the gross and net square feet per student ratios for each SLT V school in the table, it can be seen that much of the "excess" square footage in terms of the Abbott Model can be attributed to the grossing factor rather than to program spaces. The existing and proposed grossing factors listed for each school incorporate the same elements as the Abbott Model. This includes provisions for corridors, lobbies, stairs, general storage rooms, custodial support spaces, mechanical, electrical, and telecommunications rooms, and receiving and loading areas.

The average grossing factor for the existing SLT V schools is 1.79. Compared to the Abbott Model allowance of 1.40, the higher grossing factor can be attributed to one or more of the following characteristics that are typical in Newark public schools:

- The provision of basements with mechanical rooms and storage areas.
- Three- or four-story buildings.
- Single-loaded corridors around a large centrally located interior space such as an auditorium.
- Building additions on small or irregularly shaped sites that cannot achieve the most efficient circulation patterns.

For planning purposes at this time, a more efficient grossing factor of 1.45 is typically used for new construction. It is likely, however, that this factor will be modified as design constraints are analyzed. The remaining excess proposed square footage results from the provision of spaces that are not included in the Abbott Model. However, this typically does not exceed program space types that are currently provided in the schools. Also, the proposed capacities of most schools exceed the Abbott Model, so that many spaces not included in the Abbott Model now fall within the overall gross square footage allowance.

NOTES

* Grossing factors should be viewed as preliminary pending more detailed analysis.

** GSF/student and NSF/student do not include areas for SLT offices.

TABLE V.8

SLT V Efficiency Evaluation

SCHOOL	School Type	Capacity as per NJDOE	Existing Grossing Factor*	EXISTING: Gross SF/Student Analysis: Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	EXISTING: Net SF/ Student Analysis: Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess
SLT V / EAST:											
Camden Street Elementary	Elem.	991	2.06	161,785	163.25	124.90	+38.35	78,527	79.24	89.00	-9.76
Camden Street Middle **	Middle	901	1.85	170,900	189.68	131.08	+58.60	92,385	86.95	94.00	-7.05
Fifteenth Avenue	Elem./Middle	567	1.61	90,575	159.74	126.96	+32.78	56,390	99.45	90.69	+8.76
Fourteenth Avenue	Elem.	340	1.49	59,265	174.31	124.90	+49.41	39,713	116.80	89.00	+27.80
Harriet Tubman	Elem.	365	1.57	51,095	173.91	124.90	+49.01	32,507	89.58	89.00	+0.58
John F. Kennedy	SE	279	1.77	46,180		no model		26,145		no model	
South 17th Street	Elem./Middle	578	2.10	84,770	146.66	126.96	+19.70	40,336	69.79	90.69	-20.90
Thirteenth Avenue	Elem./Middle	1,378	1.71	206,520	149.87	126.96	+22.91	121,115	87.89	90.69	-2.80
SLT V / EAST AVERAGE		5,399	**1.77**	871,090	**165.35**	[illegible]	**+38.68**	487,118	**89.96**	[illegible]	-0.48
SLT V/ WEST:											
Alexander Street	Elem.	617	1.53	77,720	125.96	124.90	+1.06	50,790	82.32	89.00	-6.68
Boylan Street	Elem.	50	1.92	24,245	484.90	124.90	+360.00	12,659	253.18	89.00	+164.18
Lincoln	Elem.	415	2.29	65,400	157.59	124.90	+32.69	28,614	68.95	89.00	-20.05
Mount Vernon	Elem./Middle	1,024	1.48	116,565	113.83	126.96	-13.13	78,663	76.82	90.69	-13.87
Speedway Avenue	Elem.	283	1.87	35,035	123.80	124.90	-1.10	18,773	66.34	89.00	-22.66
Vailsburg Middle	Middle	674	1.83	113,230	168.00	131.08	+36.92	61,803	91.70	94.00	-2.30
SLT V / WEST AVERAGE		3,063	**1.82**	432,195	**195.68**	126.27	**+69.41**	251,302	**106.55**	90.12	**+16.43**
SLT V TOTALS		8,462	**1.79**	1,303,285	**180.51**	126.47	**+54.04**	738,420	**98.25**	90.28	**+7.98**

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TABLE V.8 *(continued)* SLT V Efficiency Evaluation

SCHOOL	PROPOSED											Proposed Program SF in Excess of Abbott Model
				Gross SF/Student Analysis				Net SF/ Student Analysis				
	School Type	Max. Capacity	Proposed Grossing Factor*	Gross SF	GSF/ Student	Abbott Allowance	Deviation (+) = excess	Net SF	NSF/ Student	Abbott Allowance	Deviation (+) = excess	
SLT V / EAST:												
Camden Street Elementary	Elem.	713	2.08	169,035	237.08	**124.90**	+112.18	81,220	113.91	**89.00**	+24.91	17,670
Camden Street Middle **	Middle	657	1.81	170,900	248.71	**131.08**	+117.63	94,428	132.31	**94.00**	+38.31	25,025
Fifteenth Avenue												
Fourteenth Avenue	Elem.	512	1.45	90,714	177.18	**124.90**	+52.28	62,562	122.19	**89.00**	+33.19	16,815
Harriet Tubman	Elem.	571	1.45	95,754	156.50	**124.90**	+31.60	66,036	91.51	**89.00**	+2.51	15,028
John F. Kennedy	SE	144	1.69	46,180		**no model**		27,395		**no model**		
South 17th Street	Elem./Middle	690	1.43	122,645	177.75	**126.98**	+50.79	85,591	124.04	**90.69**	+33.35	22,880
Thirteenth Avenue	Elem./Middle	897	1.85	206,520	230.23	**126.98**	+103.27	111,559	124.37	**90.69**	+33.68	25,877
SLT V / EAST AVERAGE		4,184	**1.68**	901,748	**204.57**	126.62	**+77.96**	528,793	**118.06**	90.40	**+27.66**	**105,625**
SLT V/ WEST:												
Alexander Street												
Boylan Street	Elem./Middle	790	1.45	132,824	168.13	**126.98**	+41.17	91,603	115.95	**90.69**	+25.26	19,797
Lincoln	Elem.	556	1.45	94,008	169.08	**124.90**	+44.18	64,833	116.61	**89.00**	+27.61	14,348
Mount Vernon	Elem.	896	1.53	134,085	149.65	**124.90**	+24.75	87,821	98.01	**89.00**	+9.01	9,441
Speedway Avenue	Elem.	447	1.45	82,368	184.27	**124.90**	+59.37	56,806	127.08	**89.00**	+38.08	16,840
Vailsburg Middle	Middle	738	1.69	146,680	198.75	**131.08**	+67.67	86,986	117.87	**94.00**	+23.87	17,816
SLT V / WEST AVERAGE		3,427	**1.51**	589,965	**173.98**	126.55	**+47.43**	388,049	**115.10**	90.34	**+24.77**	**78,242**
SLT V TOTALS		7,611	**1.60**	1,491,713	**189.27**	126.58	**+62.69**	916,842	**116.58**	90.37	**+26.21**	**183,867**

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SLT V

Implementation Schedule

SLT V SCHEDULE ISSUES Replacement schools in SLT V East for Fourteenth Avenue and Harriet Tubman Schools are urgently needed as Year 2 projects due to seriously outdated, highly deficient existing buildings. This will also allow Fifteenth Avenue School, which is old and in very poor condition, to be discontinued from use. Both need site acquisition in Year 1. Likewise, in SLT V West, replacement schools for Boylan Street and Speedway are needed in Year 2 to discontinue those old facilities and, in the case of Boylan Street, to consolidate with Alexander Street and discontinue that building. Site acquisitions for both are needed in Year 1. South Seventeenth Street and Lincoln are to be replaced in Year 3 based on site acquisitions in Year 2. Renovations/additions for the Camden Street Schools, JFK, Thirteenth Avenue, Mount Vernon, and Vailsburg are distributed in Years 3 through 5, and most will need temporary classrooms to facilitate construction.

TABLE V.9

SLT V Proposed Redevelopment Plan Schedule

School Name	Scope of Work	Grades	Target Capacity	Construction Start 2000	2001	2002	2003	2004	Comments
SLT V East:									
Camden Street Elementary	Renovation/Small Addition	PK-5	600						Temporary classrooms needed
Camden Street Middle	Renovation	6-8	575						
Fourteenth Avenue	New replacement school	K-5	450						Site acquisition Year 1
Harriet Tubman	New replacement school	PK-5	500						Site acquisition Year 1
John F. Kennedy	Renovation	ungr	101						
South 17th Street	New replacement school	PK-8	600						Site acquisition Year 2
Thirteenth Avenue	Renovation/Addition	PK-8	800						Temporary classrooms needed
SLT V East Totals			**3,626**						
SLT V West:									
Boylan Street	New replacement school	PK-8	700						Site acquisition Year 1
Lincoln	New replacement school	K-5	500						Site acquisition Year 2
Mount Vernon	Renovation/Addition	K-5	800						Temporary classrooms needed
Speedway Avenue	New school	PK-5	400						Site acquisition Year 1
Vailsburg Middle	Renovation/Addition	6-8	650						Temporary classrooms needed
SLT V West Totals			**3,050**						
SLT V TOTALS			**6,676**						

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